
III. PROJECT DESCRIPTION

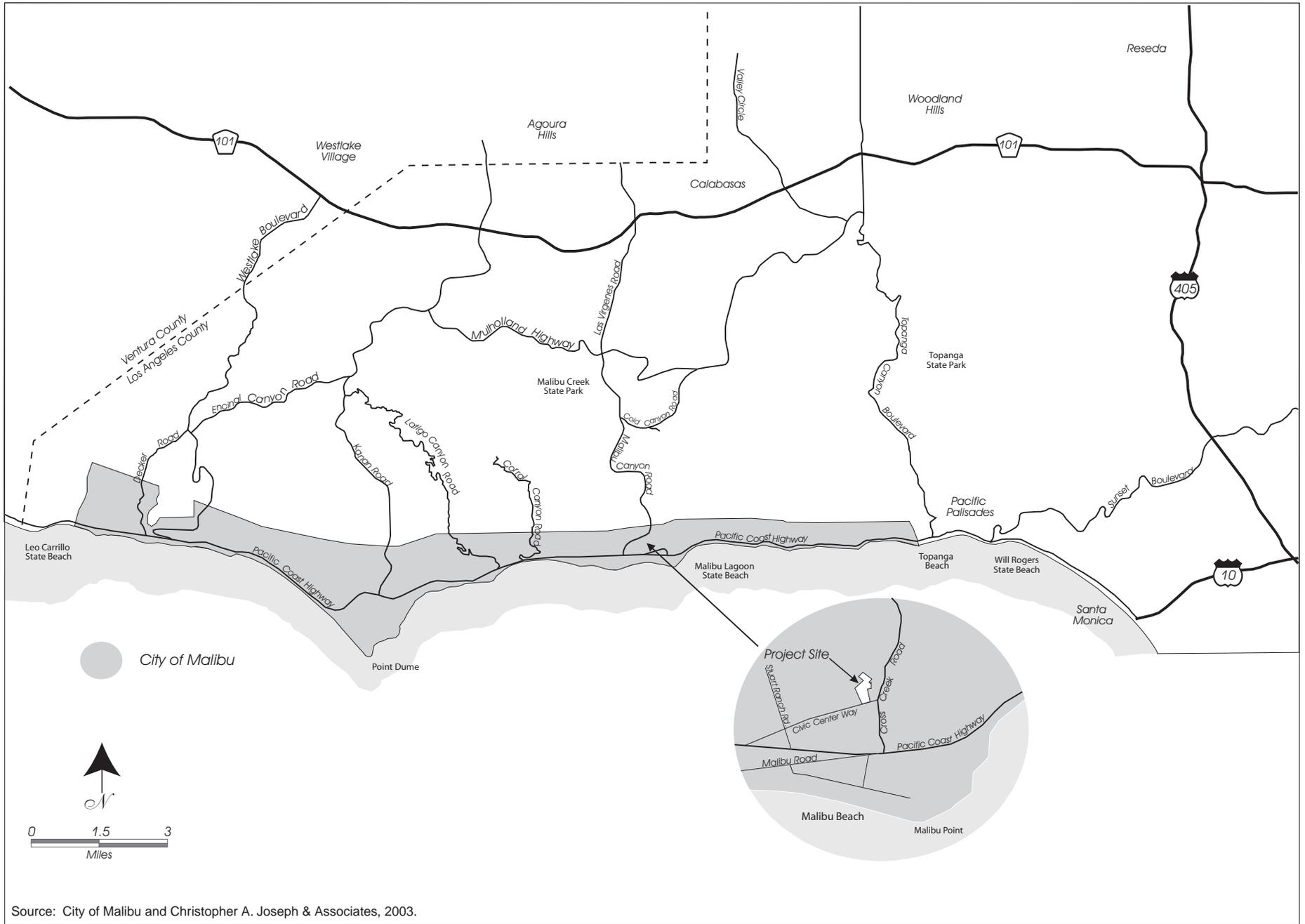
A. PROJECT LOCATION

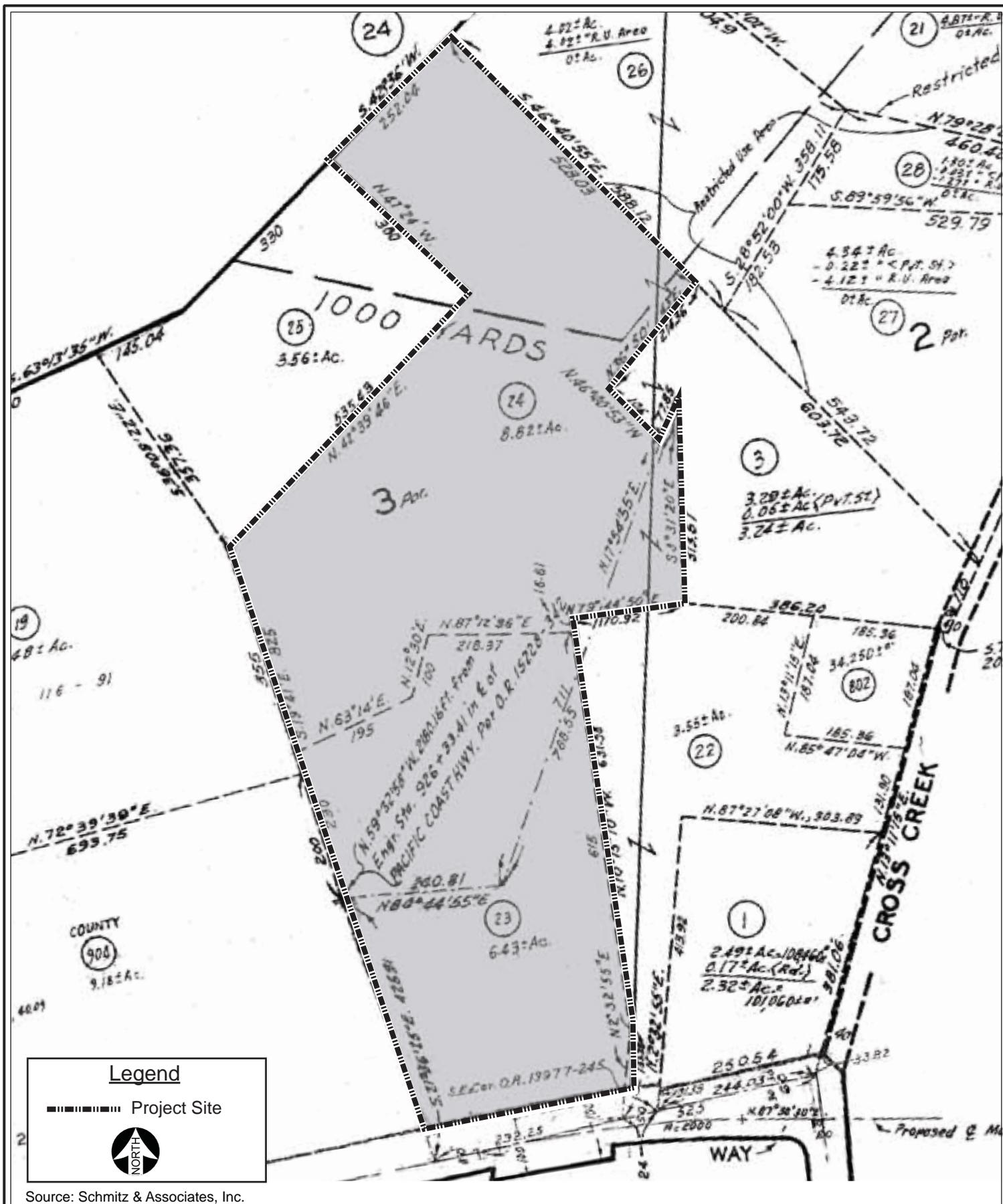
PROJECT LOCATION

The Proposed Project Site (“Project Site”) occupies approximately 666,032 square feet (sf) (or approximately 15.2 acres) of land in the Civic Center area of the City of Malibu, Los Angeles County, California. The Project Site is situated north of Civic Center Way, directly east and adjacent to the Civic Center government buildings. A regional project location map depicting the general location of the Project Site is provided in Figure III-1 on page III-2.

~~The Project Site boundaries are illustrated on an aerial photograph overlay depicted in Figure III-2 on page III-3.~~ Currently, the Project Site includes two irregularly shaped legal parcels identified as Assessor Parcel Nos. (APNs) 4458-022-023 and 4458-022-024 and consists of 6.43 and 8.82 acres, respectively (see Figure III-2A). As part of the Proposed Project, a lot line adjustment and land division is proposed to separate the two existing lots to create three legal parcels (identified herein as Parcels A, B and C, respectively) as depicted in Figure III-2B. Parcel A includes approximately 312,195 sf (7.2 acres) of land on the southern most portion of the site fronting Civic Center Way; Parcel B occupies approximately 248,610 sf (5.7 acres) in the north-northwest portion of the Project Site; and Parcel C occupies approximately 100,000 sf (2.3 acres) in the center and western portion of the site separating Parcels A and B. Parcel C is irregularly shaped to include a vehicular access driveway along the sites westerly boundary, adjacent to and coterminous with the County Civic Center property to the west.

The Project Site is surrounded by a largely undeveloped hillside to the north-northwest, two a-single-family residences to the northeast (which include the Gustavson’s residence located at 3657 Cross Creek Road and the Turner-Philips’ Sycamore Farms property located at 3661 Cross Creek Road), vacant land to the east, Civic Center Way to the south, and the Los Angeles County-Malibu Civic Center property to the west. Single-family residential properties are located further to the north, along the ridgeline overlooking the Civic Center area. Further to the ~~west~~east, across Cross Creek Road are residential, industrial and commercial uses. Land uses to the south, across Civic Center Way include commercial uses and the future Malibu Legacy Park Site (formerly known as the ~~vacant~~ Chili Cook-Off site). The Malibu Civic Center, located immediately to the west of the Project Site, is occupied by the Los Angeles County Public Library – Malibu Branch, and the Los Angeles County Superior Court West District Office.







Source: Aerial Photograph by I.K. Curtis, Services Inc., 2003. Approx. boundary overlay by CAJA, per 10/04/04 Site Plan (1-CR) by Daniel Chudnovsky, A.I.A. Architects, Inc.



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Approx. Scale
1" = 300'

Figure III-2B
Aerial Photograph with
Proposed Parcel Boundaries

III. PROJECT DESCRIPTION

B. PROJECT OBJECTIVES

The objectives of the Proposed Project are as follows:

- To develop a financially viable retail and commercial office project, while at the same time provide fiscal benefits and needed City Hall infrastructure for the City of Malibu.
- To provide a safe, efficient and aesthetically attractive commercial development in the Civic Center area of the City of Malibu.
- To invigorate the local economy by providing employment and business opportunities associated with the construction, use, and occupancy of the proposed project.
- To provide a public benefit of a new 20,000 sf City Hall with a new council chambers and administrative office areas to support various City Department functions (i.e., Planning and Community Development Department, Public Works/Engineering Services, Parks and Recreation, City Clerk, and City Manager offices). ~~and Attorney offices~~.
- To encourage and provide for the development of public facilities.
- To provide infrastructure, grading, and landscaping improvements to the project site in a manner consistent with public health and safety standards.
- To integrate a pedestrian and bicycle-oriented circulation plan that will promote interaction between the proposed project's commercial/retail uses and City Hall.

III. PROJECT DESCRIPTION

C. PROJECT CHARACTERISTICS

PROJECT OVERVIEW

The Proposed Project includes the development of a 15.2-acre primarily vacant property into three separate commercial development projects for a total development of 132,058 sf of commercial floor area, including commercial office and retail space and a City Hall. The extent of existing development on-site consists of several small un-permitted structures which will be demolished as part of this project. The architecture is envisioned as Mediterranean with modern updates. The buildings would include the use of textured clay tile, Spanish lace, cement pilasters, rough-hewn wood trellises and exposed wood rafter tails, decorative/battered walls, and an array of arches and colonnades. The proposed structures would extend to a maximum of ~~34~~ 32-feet in height, with floor areas ranging between 400 sf for the smallest single structure and 17,879 sf for the largest. The development summary for the Proposed Project is included in Table III-1 on page III-7.

The Illustrative Site Plan is depicted in Figure III-3 on page III-8. As shown in Figure III-3, vehicular access to the Project Site for Parcels A and B is proposed via the central ingress/egress driveway from Civic Center Way (identified as La Paz Lane). Fronting Parcel A along Civic Center Drive is a generous (approx. 100- foot) building setback which will be improved with various landscape and hardscape features and two wetland ponds. Additional landscaping and hardscape features surrounding an ingress/egress driveway bridge (i.e., proposed entry road) that incorporates pedestrian and bicycle walkways leading into the site are also proposed. A second access driveway along the Project Site's western boundary would provide access to the subterranean parking structure beneath the proposed City Hall on Parcel C. Vehicular access to Parcel B will be provided via internal connections within the surface parking lot on Parcel A. A narrative description of each parcel is provided below.

Parcel A

Parcel A occupies approximately 312,195 square feet of land area (7.2 acres) and is proposed to be developed with 68,997 sf of commercial office and retail uses. The site plan proposal for Parcel A includes seven (7) buildings, including five (5) single-story buildings and two (2) two-story buildings. The approximate developed floor area ratio (FAR) for Parcel A is 0.20:1. Parcel A is proposed to include 118,757 sf of landscaped area (approximately 38 percent of the total parcel area) and 41,923 sf of open space area (approximately 13 percent of the total parcel area). Approximately 140,867 sf of Parcel A would remain impermeable surface area. Parcel A also includes 346 parking spaces, including 148 surface parking spaces surrounding the perimeter of the proposed structures and 198 spaces in two subterranean parking structures.

**Table III-1
La Paz Development Agreement - Proposed Development Summary**

PARCEL A (Lot area = 312,195 square feet)		
Bldg. No.	Occupancy	Floor Area (Gross Sq. Ft.)
1	Retail	6,200
2	Retail	6,200
3	Retail	10,248
4	Retail	10,240
5	Retail/Office	<u>10,339/7,540</u> 17,879
6	Retail/Office	<u>10,290/7,540</u> 17,830
7	Retail	400
--	Parking	346 spaces
Total Floor Area - Parcel A		68,997 (0.22 FAR)
PARCEL B (Lot area = 248,610 square feet)		
Bldg. No.	Occupancy	Floor Area (Gross Sq. Ft.)
8	<u>Retail/Office/Retail</u>	<u>7,702/7,598</u> 15,300
9	<u>Retail/Office/Retail</u>	<u>7,883/7,757</u> 15,640
10	Office/Retail	7,258
11	Office/Retail	4,863
--	Parking	197 spaces
Total Floor Area - Parcel B		43,061 (0.17 FAR)
PARCEL C (Lot area = 100,000 square feet)		
Bldg. No.	Occupancy	Floor Area (Gross Sq. Ft.)
1	Bldg./Planning/Public Works Departments	7,500
2	Parks & Rec./Clerk/Admin./City Manager/City Council	8,800
3	Council Room- 188 seats	3,700
--	Parking	66 spaces
Total Floor Area - Parcel C		20,000 (0.20 FAR)
Overall Site Area		660,805 sf (15.2 acres)
Overall Floor Area		132,058 sf (0.20 FAR)
<i>Source: Daniel Chudnovsky, A.I.A. Architects, Inc., November 28, 2005.</i>		

PARCEL "A"

PROJECT DATA

TOTAL LOT AREA:	312,195 SQ. FT.	LANDSCAPE AREA PROVIDED:	116,251 SQ. FT.
1) LANDSCAPE AREA REQUIRED: (40% x LOT)	124,878 SQ. FT.	OPEN SPACE PROVIDED:	110,867 SQ. FT.
2) OPEN SPACE AREA REQUIRED: (25% x LOT)	78,049 SQ. FT.	TOTAL IMPERMEABLE AREA	
3) MAX. IMPERMEABLE AREA: (35% OF LOT AREA)	109,268 SQ. FT.		

PARCEL "B"

PROJECT DATA

TOTAL LOT AREA:	248,610 SQ. FT.	LANDSCAPE AREA PROVIDED:	99,444 SQ. FT.
1) LANDSCAPE AREA REQUIRED: (40% x LOT)	99,444 SQ. FT.	(*LANDSCAPE AREA ACTUAL TOTAL:	131,888 SQ. FT.)
2) OPEN SPACE AREA REQUIRED: (25% x LOT)	62,153 SQ. FT.	OPEN SPACE PROVIDED:	56,358 SQ. FT.
3) MAX. IMPERMEABLE AREA: (35% OF LOT AREA)	87,013 SQ. FT.	TOTAL IMPERMEABLE AREA	92,817 SQ. FT.

PARCEL "C"

PROJECT DATA

TOTAL LOT AREA:	100,000 SQ. FT.	LANDSCAPE AREA PROVIDED:	15,996 SQ. FT.
1) LANDSCAPE AREA REQUIRED: (40% x LOT)	40,000 SQ. FT.	OPEN SPACE PROVIDED:	7,000 SQ. FT.
2) OPEN SPACE AREA REQUIRED: (25% x LOT)	25,000 SQ. FT.	TOTAL IMPERMEABLE AREA	
3) MAX. IMPERMEABLE AREA: (35% OF LOT AREA)	35,000 SQ. FT.		

BUILDING AREAS PARCEL A

BLDG#	RETAIL (FIRST)	OFFICE (SECOND)	TOTAL
1	6,200 GSF		6,200 GSF
2	6,200 GSF		6,200 GSF
3	10,248 GSF		10,248 GSF
4	10,240 GSF		10,240 GSF
5	10,339 GSF	7,540 GSF	17,879 GSF
6	10,290 GSF	7,540 GSF	17,830 GSF
7	400 GSF		400 GSF

SUB TOTAL (PARCEL A)

68,997 GSF

BUILDING AREAS PARCEL B

BLDG#	RETAIL (FIRST)	OFFICE (SECOND)	TOTAL
8	7,702 GSF	7,598 SF	15,300 GSF
9	7,883 GSF	7,757 SF	15,640 GSF
10	5,177 GSF (OFFICE)	2,081 SF	7,258 GSF
11	3,155 GSF (OFFICE)	1,708 SF	4,863 GSF

SUB TOTAL (PARCEL B)

43,061 GSF

CITY HALL (PARCEL C)

BLDG#	DESCRIPTION	TOTAL
1	BLDG. / PLANNING / PUBLIC WORKS DEPARTMENTS	7,500 GSF
2	PARKS & REC. / CLERK / ADMIN. / CITY MANAGER / CITY COUNCIL	8,800 GSF
3	COUNCIL ROOM - 188 SEATS	3,700 GSF

SUB TOTAL (PARCEL C)

20,000 GSF

MAX. GROSS FLOOR AREA: (660,805 SF TOTAL SITE AREA) = 132.1

F.A.R. = 20% LOT AREA

TOTAL FLOOR AREA PROVIDED (PARCEL A,B & C): = 132.0

61 SF

58 SF

PARKING

PARKING REQUIRED (BASED ON ADJ. G.S.F.)

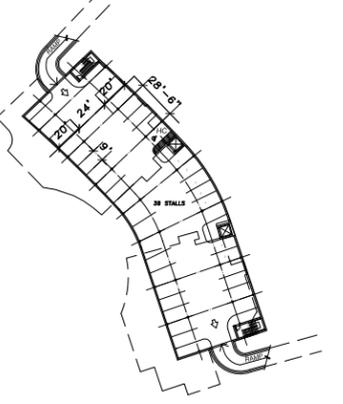
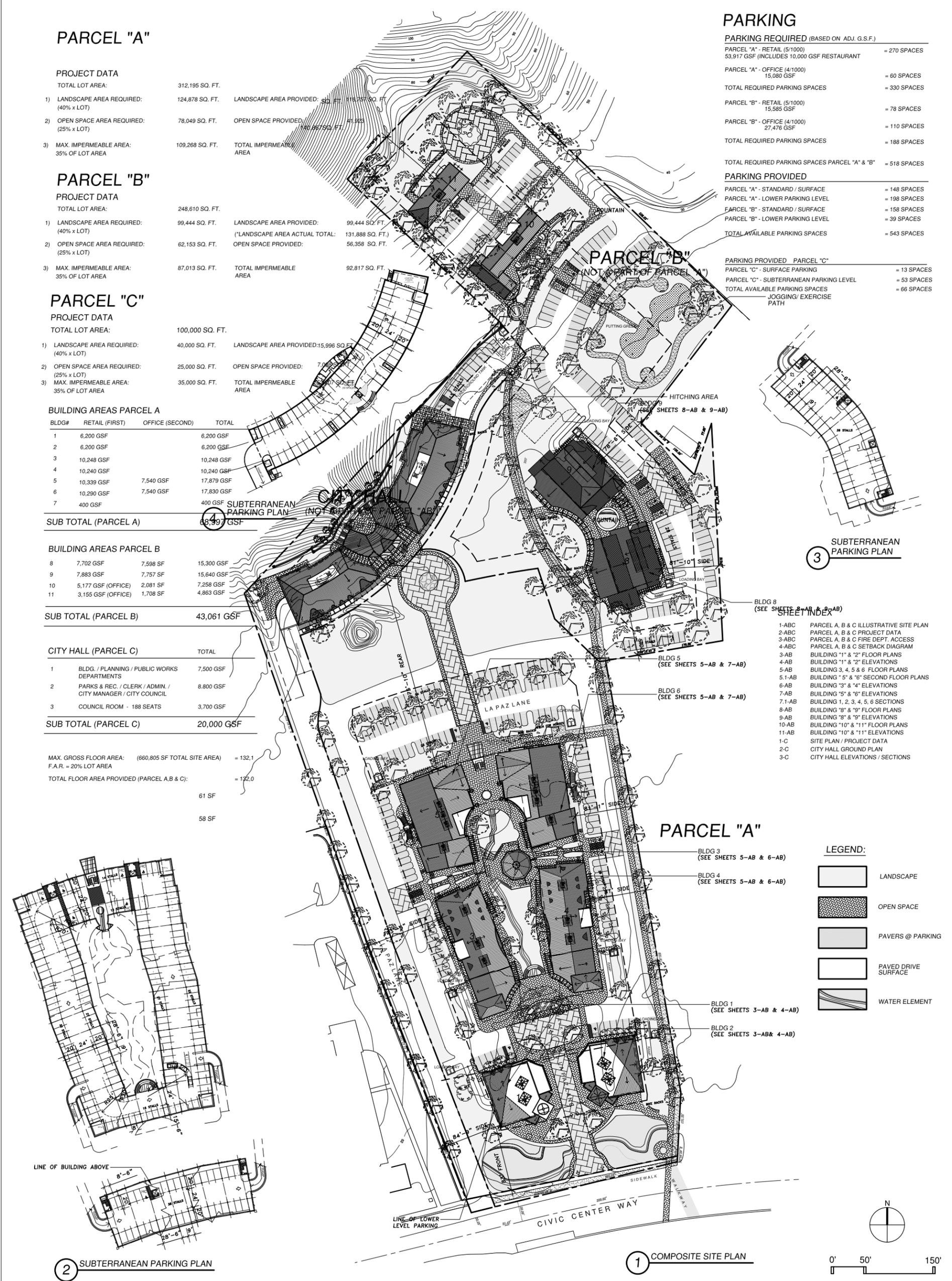
PARCEL "A" - RETAIL (5/1000)	53,917 GSF (INCLUDES 10,000 GSF RESTAURANT)	= 270 SPACES
PARCEL "A" - OFFICE (4/1000)	15,080 GSF	= 60 SPACES
TOTAL REQUIRED PARKING SPACES		= 330 SPACES
PARCEL "B" - RETAIL (5/1000)	15,585 GSF	= 78 SPACES
PARCEL "B" - OFFICE (4/1000)	27,476 GSF	= 110 SPACES
TOTAL REQUIRED PARKING SPACES		= 188 SPACES
TOTAL REQUIRED PARKING SPACES PARCEL "A" & "B"		= 518 SPACES

PARKING PROVIDED

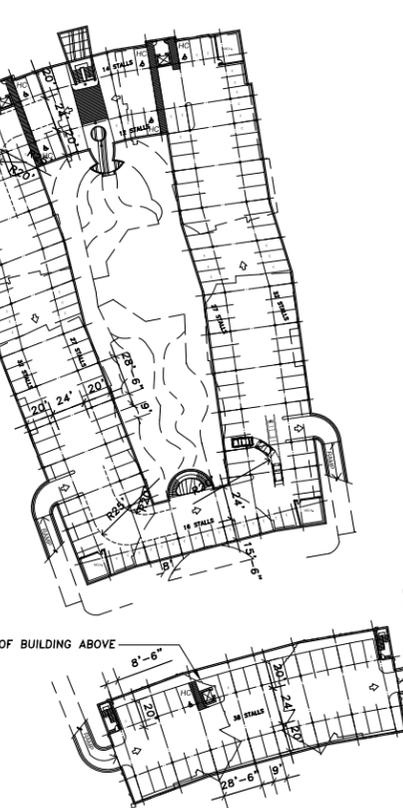
PARCEL "A" - STANDARD / SURFACE	= 148 SPACES
PARCEL "A" - LOWER PARKING LEVEL	= 198 SPACES
PARCEL "B" - STANDARD / SURFACE	= 158 SPACES
PARCEL "B" - LOWER PARKING LEVEL	= 39 SPACES
TOTAL AVAILABLE PARKING SPACES	= 543 SPACES

PARCEL "C" - SURFACE PARKING	= 13 SPACES
PARCEL "C" - SUBTERRANEAN PARKING LEVEL	= 53 SPACES
TOTAL AVAILABLE PARKING SPACES	= 66 SPACES

JOGGING/ EXERCISE PATH



- 3** SUBTERRANEAN PARKING PLAN
- 1-ABC PARCEL A, B & C ILLUSTRATIVE SITE PLAN
 - 2-ABC PARCEL A, B & C PROJECT DATA
 - 3-ABC PARCEL A, B & C FIRE DEPT. ACCESS
 - 4-ABC PARCEL A, B & C SETBACK DIAGRAM
 - 3-AB BUILDING "1" & "2" FLOOR PLANS
 - 4-AB BUILDING "1" & "2" ELEVATIONS
 - 5-AB BUILDING 3, 4, 5 & 6 FLOOR PLANS
 - 5.1-AB BUILDING "5" & "6" SECOND FLOOR PLANS
 - 6-AB BUILDING "3" & "4" ELEVATIONS
 - 7-AB BUILDING "5" & "6" ELEVATIONS
 - 7.1-AB BUILDING 1, 2, 3, 4, 5, 6 SECTIONS
 - 8-AB BUILDING "8" & "9" FLOOR PLANS
 - 9-AB BUILDING "8" & "9" ELEVATIONS
 - 10-AB BUILDING "10" & "11" FLOOR PLANS
 - 11-AB BUILDING "10" & "11" ELEVATIONS
 - 1-C SITE PLAN / PROJECT DATA
 - 2-C CITY HALL GROUND PLAN
 - 3-C CITY HALL ELEVATIONS / SECTIONS



2 SUBTERRANEAN PARKING PLAN



1 COMPOSITE SITE PLAN

Note: The Proposed Wastewater Collection, Treatment, and Reuse System is not shown on this Site Plan. Please refer to Figures IV-2 and IV-3 for illustrations of this proposed System.

Source: Daniel Chudnovsky, A.I.A. Architects, Inc., October 22, 2007.

As depicted in Figure III-4 on page III-10 (Conceptual Floor Plan for Buildings 1 and 2 on Parcel A), Buildings 1 and 2 are proposed as single-story retail buildings situated on top of a subterranean parking garage. The plan elevations for Buildings 1 and 2 are illustrated in Figure III-5 on page III-11.

The proposed ground level floor plans for Buildings 3 through 6 are depicted in Figure III-6 on page III-12. As shown in Figure III-6, the buildings proposed on Parcel A are set around a plaza courtyard and a linear water feature connecting the two man-made wetland ponds fronting Civic Center Way with man-made wetland areas on Parcel B. As shown in Figure III-7 on page III-13, Buildings 5 and 6 include a first floor of retail and a second floor of ~~retail~~ office space. The conceptual plan elevations for Buildings 3 and 4 are illustrated in Figure III-8 on page III-14. The conceptual plan elevations for Buildings 5 and 6 are illustrated in Figure III-9 on page III-15. Conceptual plan sections for Buildings 1 through 6 are illustrated in Figure III-10 on page III-16.

Parcel B

Parcel B occupies approximately 248,610 sf of land area (5.7 acres) and is proposed to be developed with 43,061 sf of commercial office and retail uses. The development proposal for Parcel B includes four (4) two-story buildings (identified as buildings 8 through 11 on the proposed Site Plan). The approximate FAR for Parcel B is 0.17:1. Parcel B would include 131,888 sf of landscaped area (approximately 53 percent of the total parcel area) and 56,358 sf of open space (approximately 23 percent of the total parcel area). Approximately 92,817 sf of Parcel B (or 37 percent of the site area) would remain impermeable surface area. Parcel B will also include 197 parking spaces, including 158 surface parking spaces and 39 parking spaces in a subterranean parking structure beneath Buildings 8 and 9. Vehicular access to Parcel B would be provided via the surface parking lots of Parcel A and C.

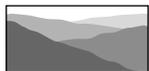
The conceptual floor plan for Buildings 8 and 9 on Parcel B is depicted in Figure III-11 on page III-17. As shown in Figure III-11, Buildings 8 and 9 are oriented around a plaza courtyard with a central water feature. A driveway ramp accessing the underground subterranean parking structure proposed beneath Buildings 8 and 9 would be provided from the north side of Building 9. Conceptual plan elevations for Buildings 8 and 9 are illustrated in Figure III-12 on page III-18. The conceptual floor plan for Buildings 10 and 11 are provided in Figure III-13 on page III-19. Conceptual plan elevations for Building 10 and 11 are illustrated in Figure III-14 on page III-20.

PRELIMINARY PROJECT DATA

BUILDING NO.	OCCUPANCY (DESCRIPTION)	AREA
1	RETAIL	6,200 GSF
2	RETAIL	6,200 GSF
3	RETAIL	10,248 GSF
4	RETAIL	10,240 GSF
5	RETAIL	10,339 GSF
6	RETAIL	10,290 GSF
7	RETAIL	600 GSF
TOTAL		53,917 GSF

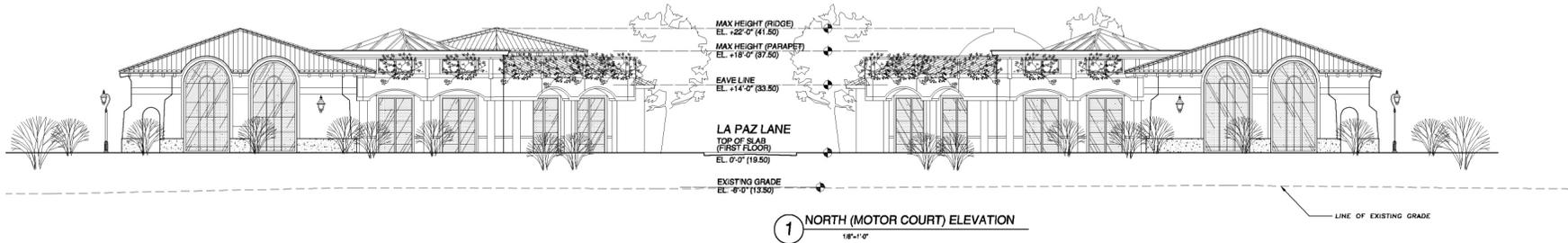


Source: Daniel Chudnovsky, A.I.A. Architects, Inc., December 12, 2005.

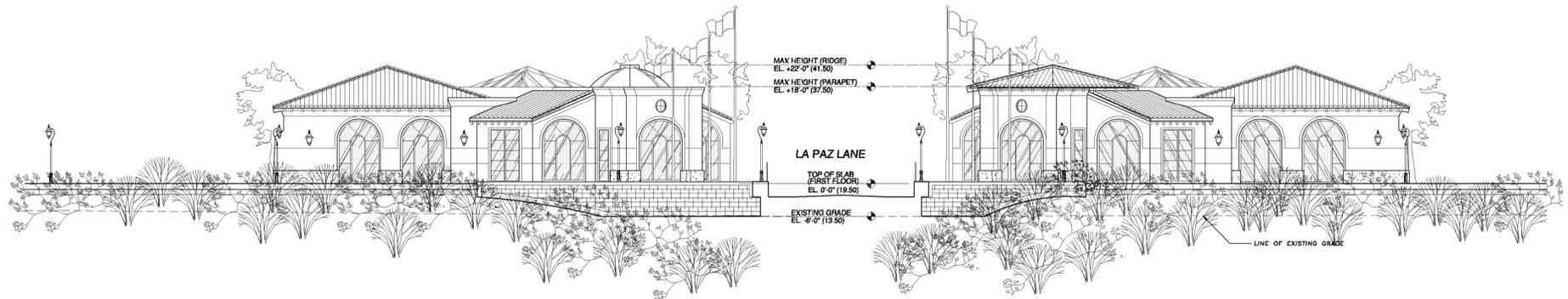


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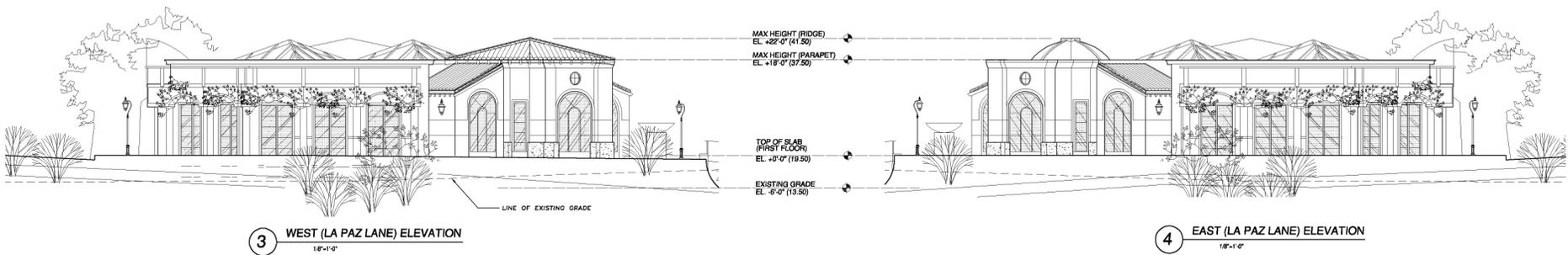
Figure III-4
Conceptual Floor Plan
Parcel A, Buildings 1 and 2



1 NORTH (MOTOR COURT) ELEVATION
1/8"=1'-0"



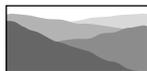
2 SOUTH (CIVIC CENTER WAY) ELEVATION
1/8"=1'-0"



3 WEST (LA PAZ LANE) ELEVATION
1/8"=1'-0"

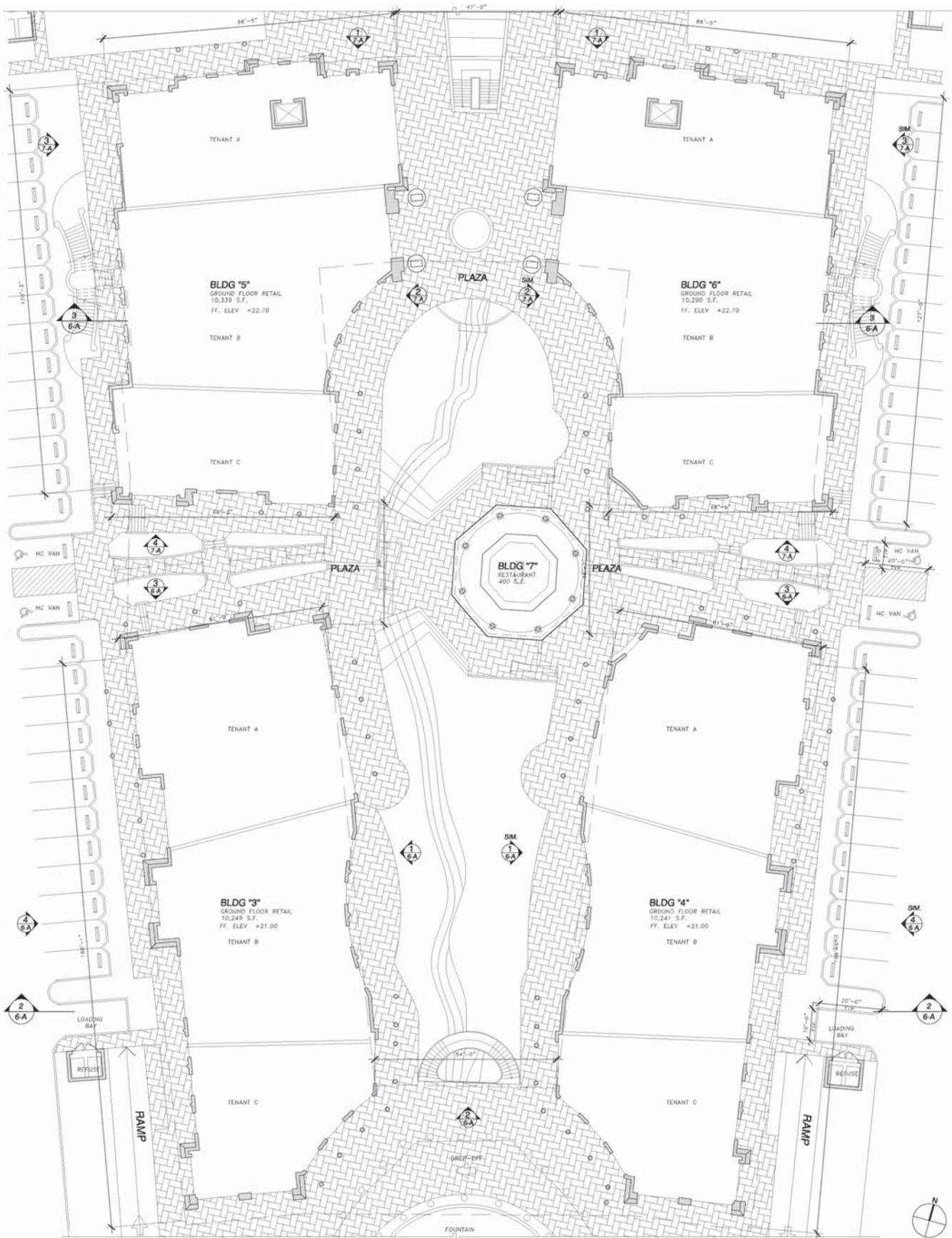
4 EAST (LA PAZ LANE) ELEVATION
1/8"=1'-0"

Source: Daniel Chudnovsky, A.I.A. Architects, Inc., December 12, 2005.



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Figure III-5
Conceptual Plan Elevations
Parcel A, Buildings 1 and 2



Source: Daniel Chudnovsky, A.I.A. Architects, Inc., December 12, 2005.

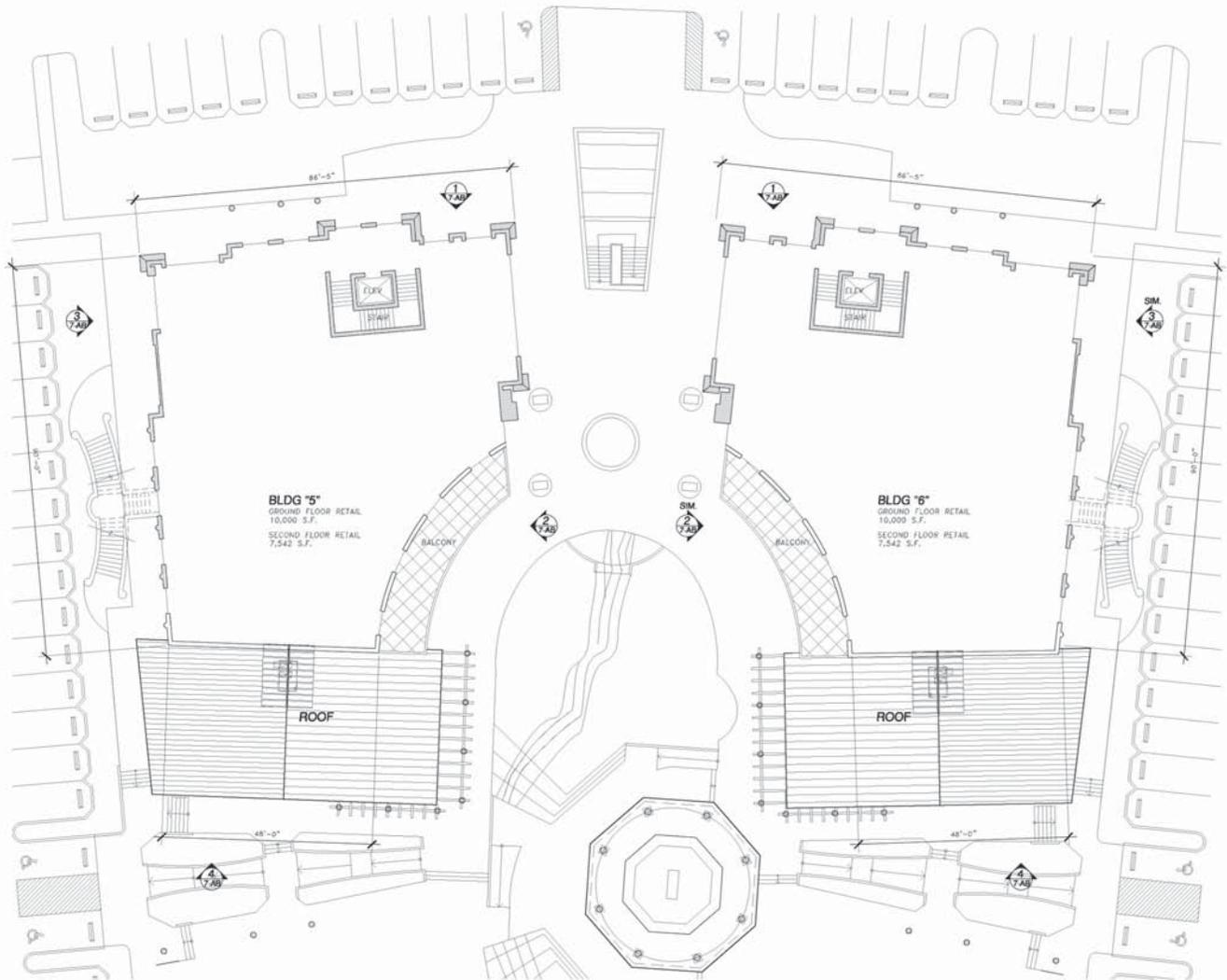


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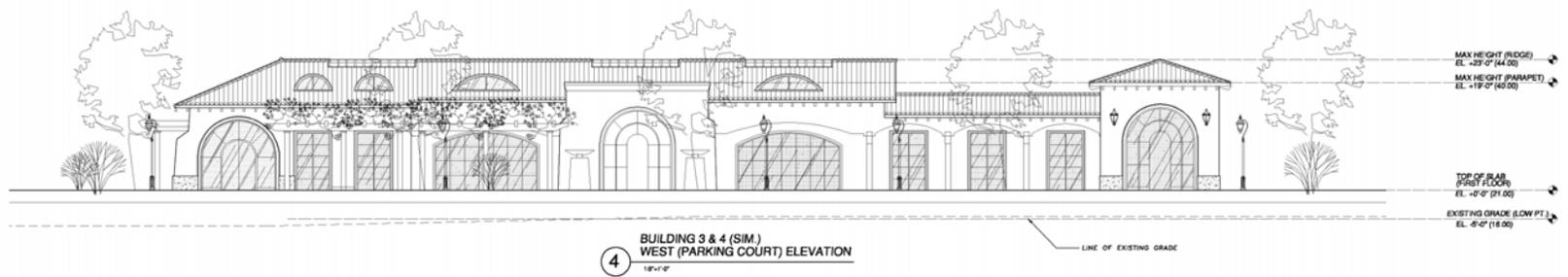
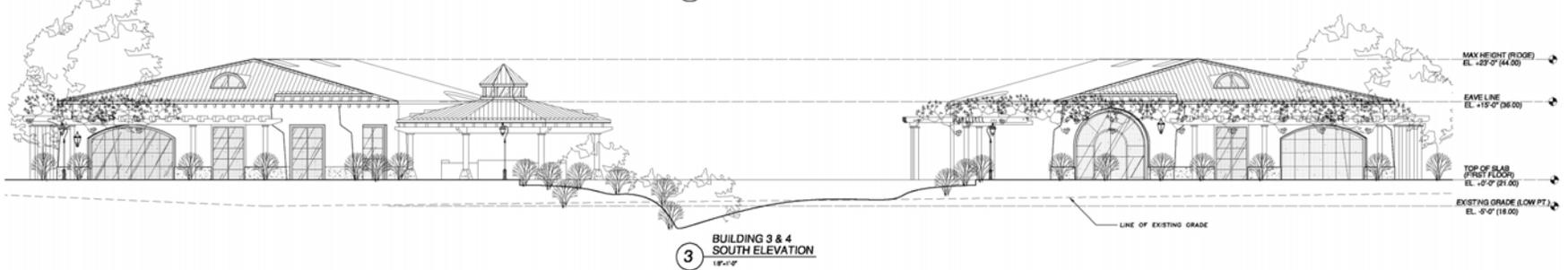
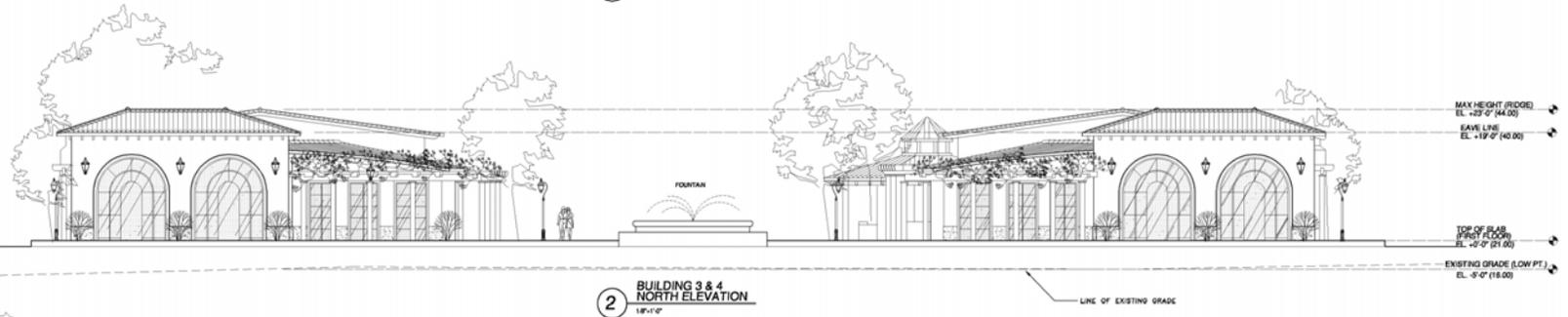
Figure III-6
Conceptual Ground Level Floor Plan
Parcel A, Buildings 3 through 6

PRELIMINARY PROJECT DATA

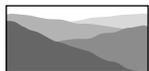
BLDG#	RETAIL (FIRST)	OFFICE (SECOND)	TOTAL
1	6,200 GSF		6,200 GSF
2	6,200 GSF		6,200 GSF
3	10,248 GSF		10,248 GSF
4	10,248 GSF		10,248 GSF
5	10,339 GSF	7,540 GSF	17,879 GSF
6	10,290 GSF	7,540 GSF	17,830 GSF
7	400 GSF		400 GSF
SUB TOTAL			68,997 GSF



Source: Daniel Chudnovsky, A.I.A. Architects, Inc., December 12, 2005.

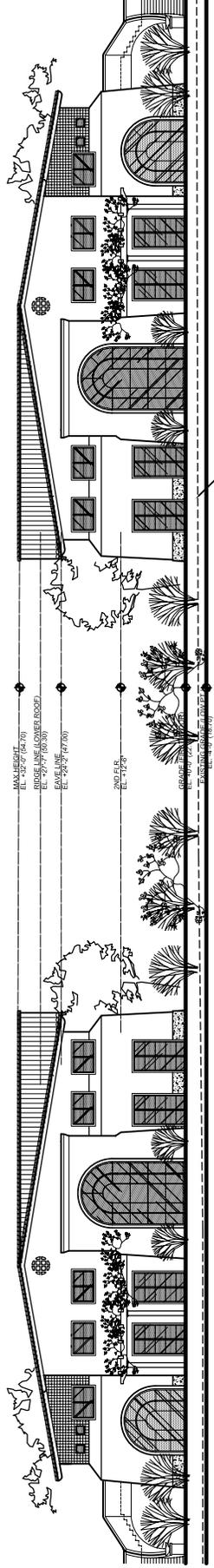


Source: Daniel Chudnovsky, A.I.A. Architects, Inc., December 12, 2005.

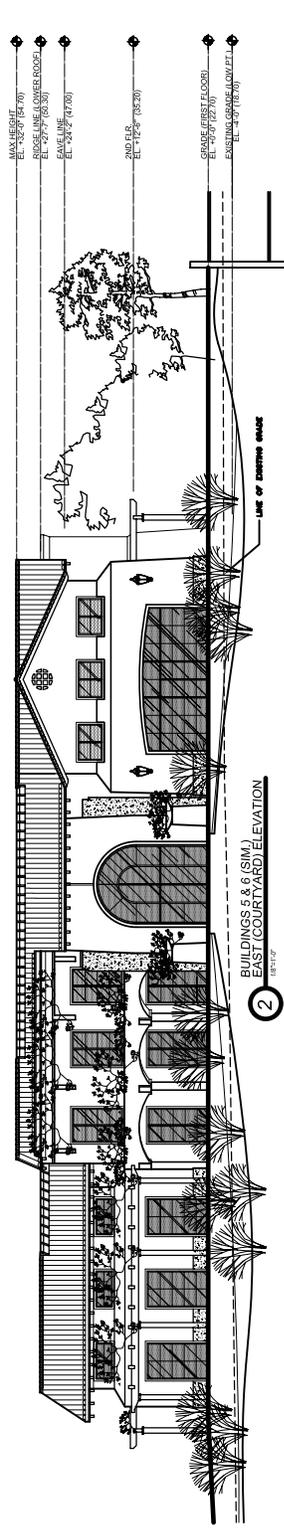


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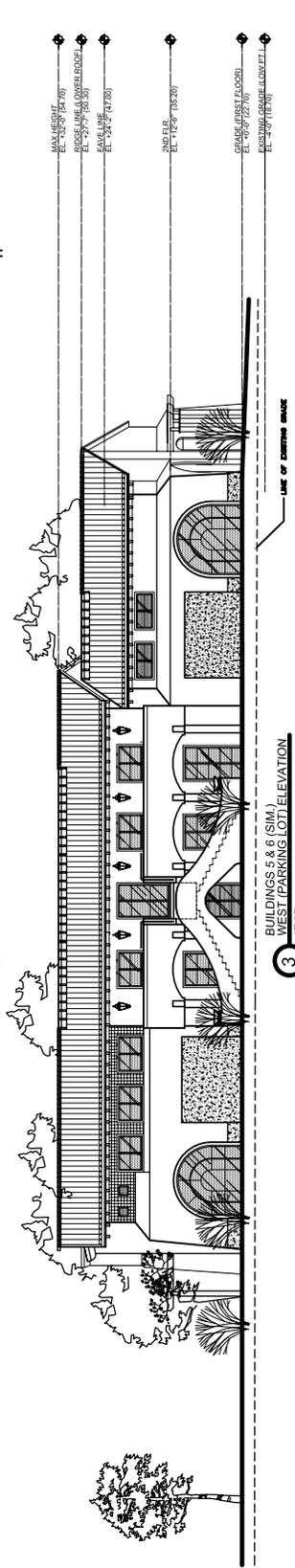
Figure III-8
Conceptual Plan Elevations
Parcel A, Buildings 3 and 4



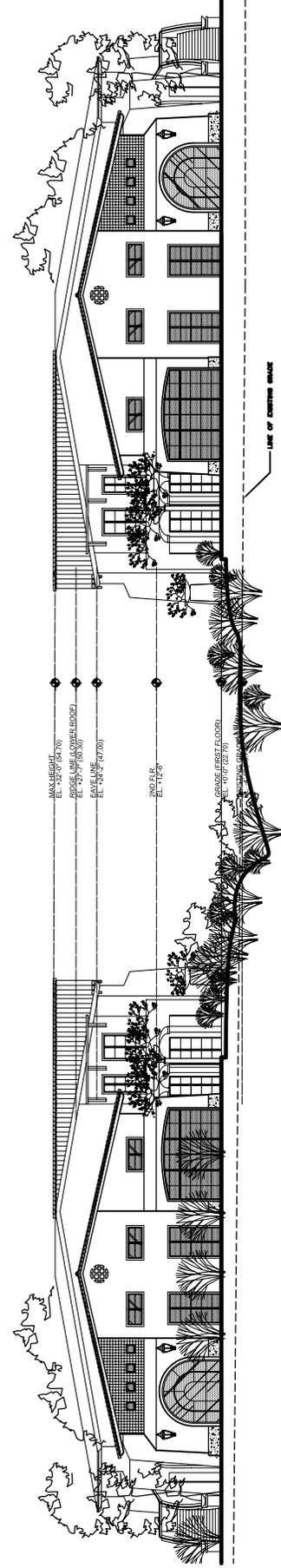
1
BUILDINGS 5 & 6
NORTH ELEVATION
10/14/07



2
BUILDINGS 5 & 6 (SIM)
EAST (COURTYARD) ELEVATION
10/14/07



3
BUILDINGS 5 & 6 (SIM)
WEST (PARKING LOT) ELEVATION
10/14/07

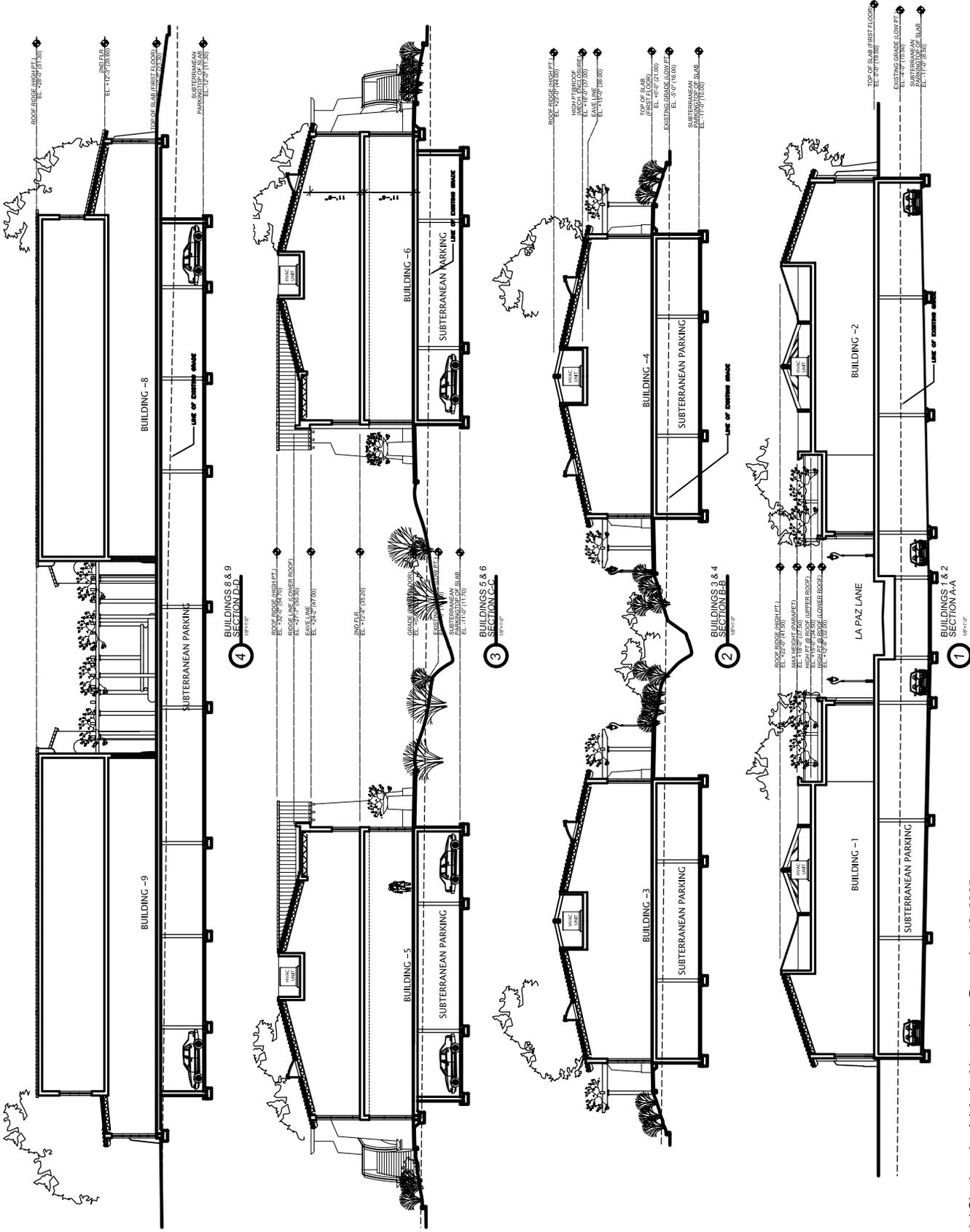


4
BUILDINGS 5 & 6
SOUTH ELEVATION
10/14/07

Source: Daniel Chudnovsky, A.I.A. Architects, Inc., December 12, 2005.

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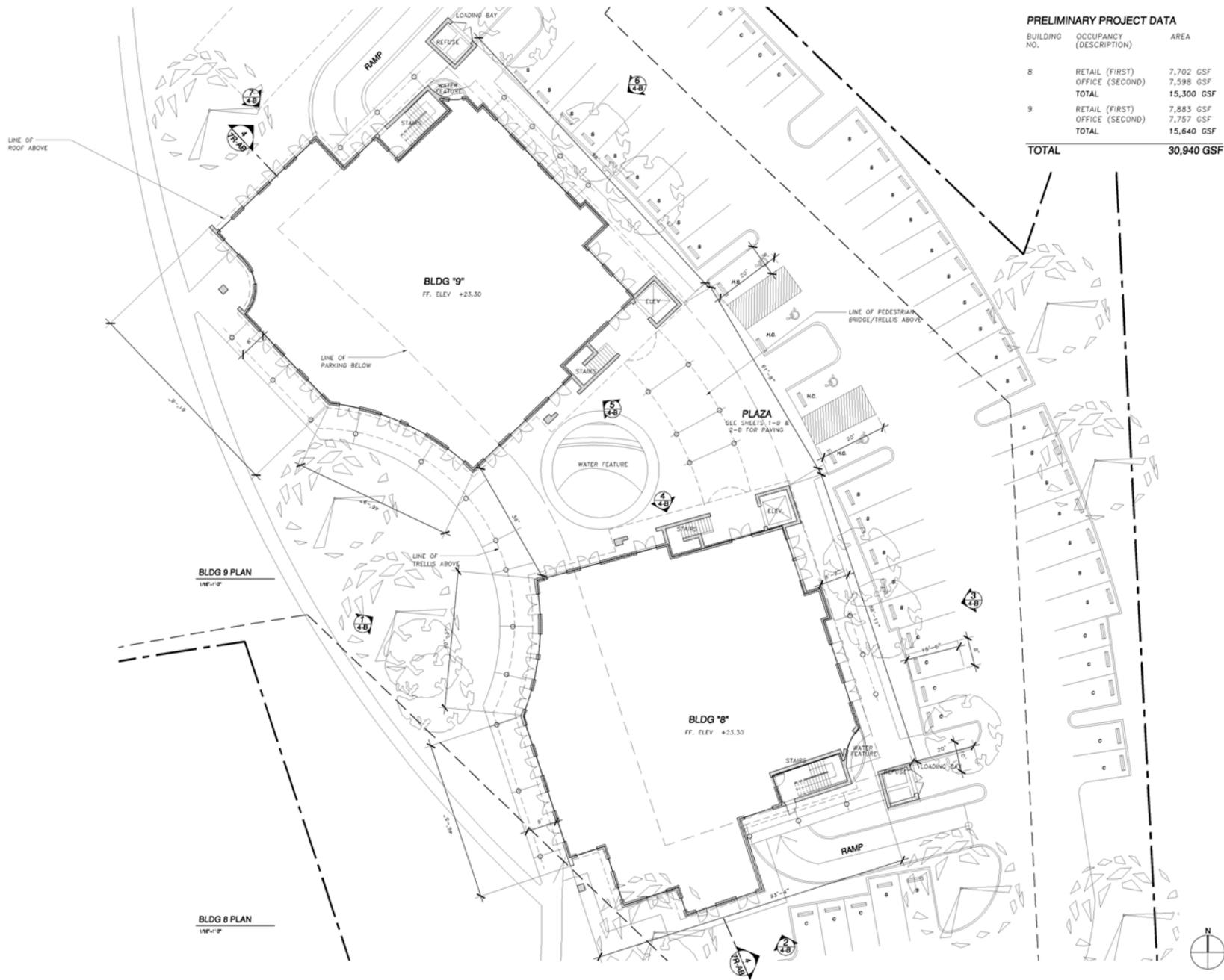
Figure III-9
Conceptual Plan Elevations
Parcel A, Buildings 5 and 6



Source: Daniel Chudnovsky, A.I.A. Architects, Inc., December 12, 2005.

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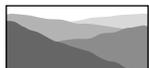
Figure III-10
Conceptual Plan Sections
Parcel A, Buildings 1-6 and 8-9



PRELIMINARY PROJECT DATA

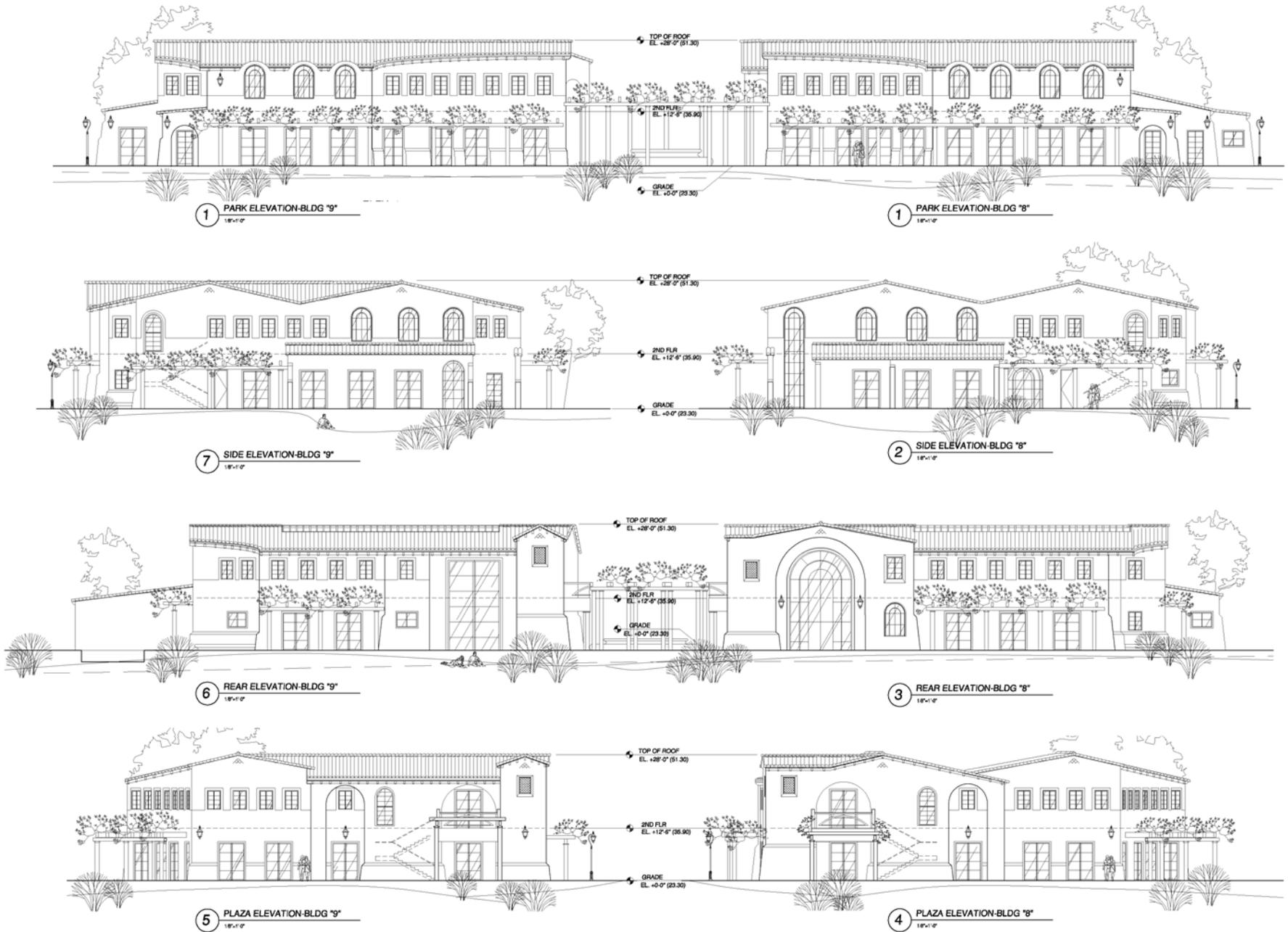
BUILDING NO.	OCCUPANCY (DESCRIPTION)	AREA
8	RETAIL (FIRST)	7,702 GSF
	OFFICE (SECOND)	7,598 GSF
	TOTAL	15,300 GSF
9	RETAIL (FIRST)	7,883 GSF
	OFFICE (SECOND)	7,757 GSF
	TOTAL	15,640 GSF
TOTAL		30,940 GSF

Source: Daniel Chudnovsky, A.I.A. Architects, Inc., December 12, 2005.



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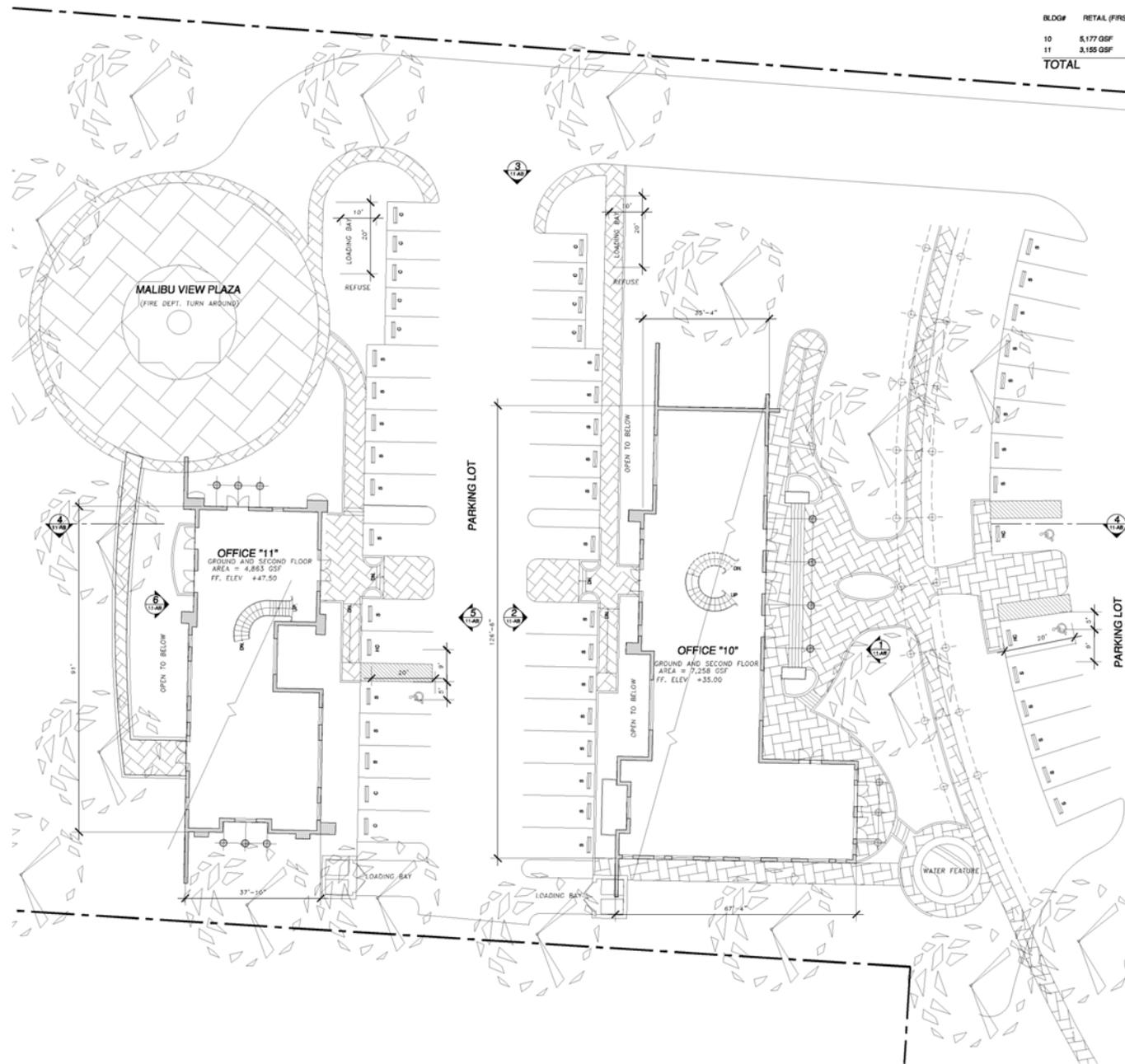
Figure III-11
Conceptual Floor Plan
Parcel B, Buildings 8 and 9



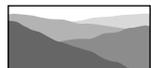
Source: Daniel Chudnovsky, A.I.A. Architects, Inc., December 12, 2005.

PRELIMINARY PROJECT DATA

BLDG#	RETAIL (FIRST)	OFFICE (SECOND)	TOTAL
10	5,177 GSF	2,081 SF	7,258 GSF
11	3,155 GSF	1,708 SF	4,863 GSF
TOTAL			12,121 GSF

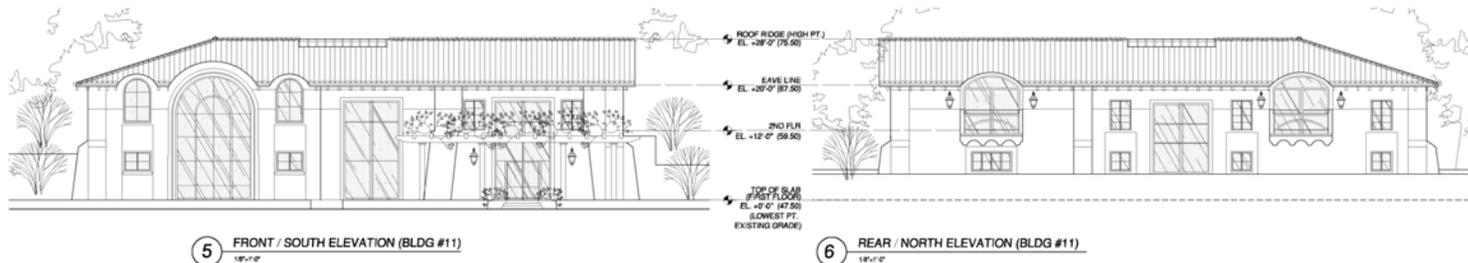


Source: Daniel Chudnovsky, A.I.A. Architects, Inc., December 12, 2005.



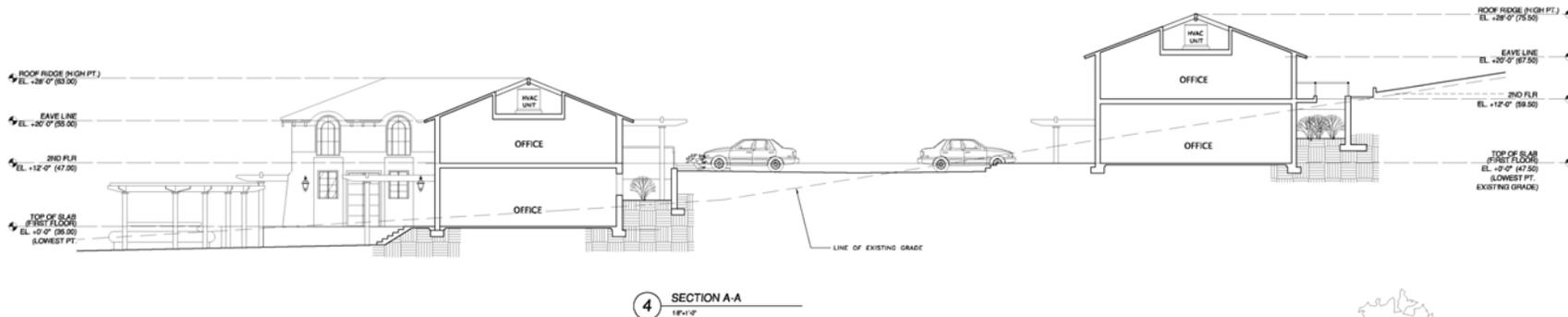
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Figure III-13
Conceptual Floor Plan
Parcel B, Building 10 and 11

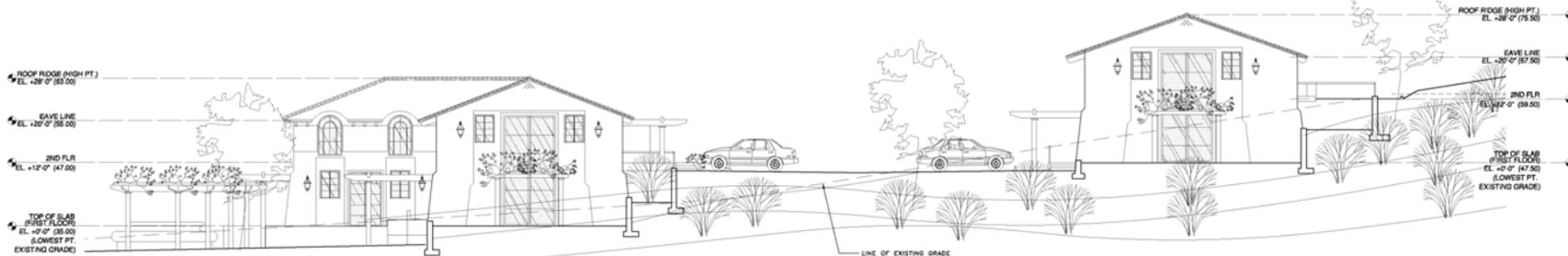


5 FRONT / SOUTH ELEVATION (BLDG #11)
1/8"=1'-0"

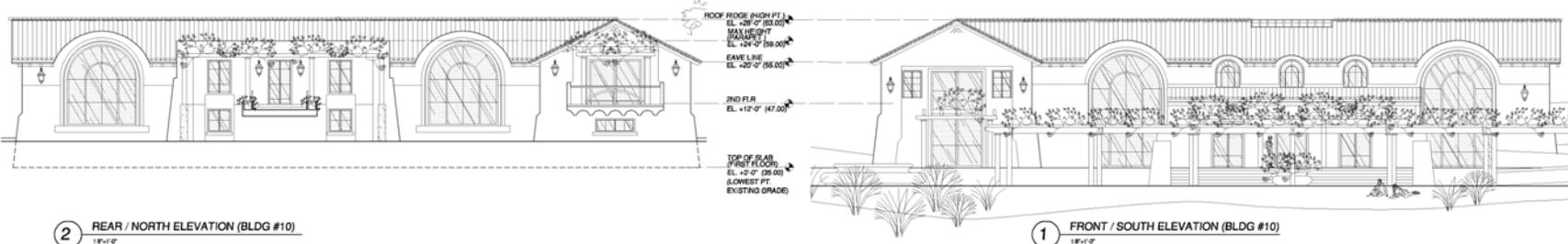
6 REAR / NORTH ELEVATION (BLDG #11)
1/8"=1'-0"



4 SECTION A-A
1/8"=1'-0"



3 WEST SIDE ELEVATION (BLDG #10 & 11)
1/8"=1'-0"



2 REAR / NORTH ELEVATION (BLDG #10)
1/8"=1'-0"

1 FRONT / SOUTH ELEVATION (BLDG #10)
1/8"=1'-0"

Source: Daniel Chudnovsky, A.I.A. Architects, Inc., December 12, 2005.

Parcel C

Parcel C is comprised of approximately 100,000 sf (or 2.3 acres) of land area and would be developed with 20,000 sf of City Hall uses, within three buildings. These would include a 7,500 sf space for the City's Building & Safety, Planning, and Public Works Department, an 8,800 sf of space for the City's Parks & Recreation, Clerical and Administrative Departments, and a 3,700 sf council room. The proposed FAR for Parcel C is approximately 0.20:1. Parcel C would include 66 parking spaces, including 13 surface parking spaces and 53 subterranean parking spaces beneath the City Hall. The conceptual floor plans for the ground floor and subterranean parking garage level are depicted in Figure III-15 on page III-22. The conceptual plan elevations are depicted in Figure III-16 on page III-23.

HEIGHT AND MASSING

The structures proposed for the Project would be a maximum of ~~34~~ 32-feet in height, with the largest building being 17,879 sf and the smallest being 400 sf in floor area. Existing buildings in the immediate vicinity of the Proposed Project range from two-story commercial buildings, approximately 35 feet ~~height high~~, to two-story homes, approximately 28 feet in height. Most of the two-story homes are located at a substantially higher elevation than the subject property, so private views of the ocean would not be blocked as a result of the Proposed Project. Building height is measured from finished grade and is depicted in the conceptual plan elevations as referenced above.

LANDSCAPE PLAN

~~Natural and improved open space is the organizing element of the Proposed Project's design. While a formal landscape plan has not been developed at this time, various landscape and hardscape features are illustrated on the representative site plans, building floor plans, and plan elevations provided above. In response to comments received on the Draft EIR, the Conceptual Landscape Plan has been revised, which incorporates additional landscaping features along the easterly property line to provide a landscaped buffer between the Project Site and the adjacent residential property. The Conceptual Landscape Plan includes the use of coast live oak trees (15 foot-on-center) along the easterly property line to shield nighttime glare from the headlights of vehicles accessing the surface parking spaces adjacent to Buildings 10 and 11. (See Figures V.A-6A through V.A-6C in Section V.A Aesthetics/Views of the Final EIR.)~~

The Project proposes to provide a total of 266,641 sf of landscaped area including 118,757 sf on Parcel A, 131,888 sf on Parcel B, and 15,996 on Parcel C. In addition, approximately 105,379 sf of open space will be provided including 41,923 sf on Parcel A, 56,358 sf on Parcel B, and 7,098 on Parcel C. Figure III-17, Composite Site Plan Data, on page III-24, illustrates the areas and extent of the Project's proposed impermeable area, open space area, building plan area, and landscape area.

PARCEL "C"

PROJECT DATA

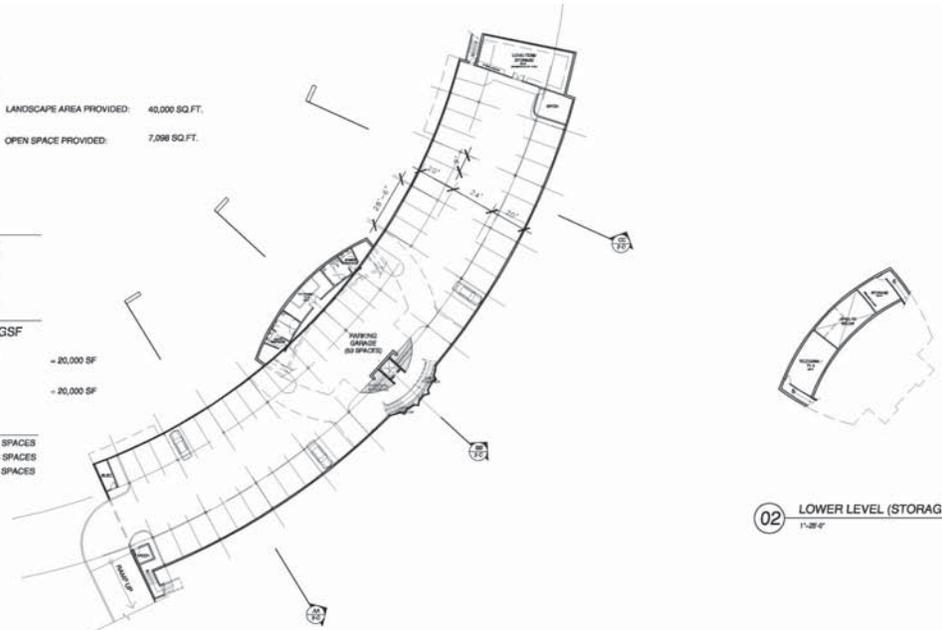
TOTAL LOT AREA:	100,000 SQ. FT.	
1) LANDSCAPE AREA REQUIRED: (40% x LOT)	40,000 SQ. FT.	LANDSCAPE AREA PROVIDED: 40,000 SQ. FT.
2) OPEN SPACE AREA REQUIRED: (25% x LOT)	25,000 SQ. FT.	OPEN SPACE PROVIDED: 7,098 SQ. FT.

SUB TOTAL

CITY HALL		TOTAL
1	BLDG. / PLANNING / PUBLIC WORKS DEPARTMENTS	7,500 GSF
2	PARKS & REC. / CLERK / ADMIN. / CITY MANAGER / CITY COUNCIL	8,800 GSF
3	COUNCIL ROOM 188 SEATS	3,700 GSF
TOTAL		20,000 GSF

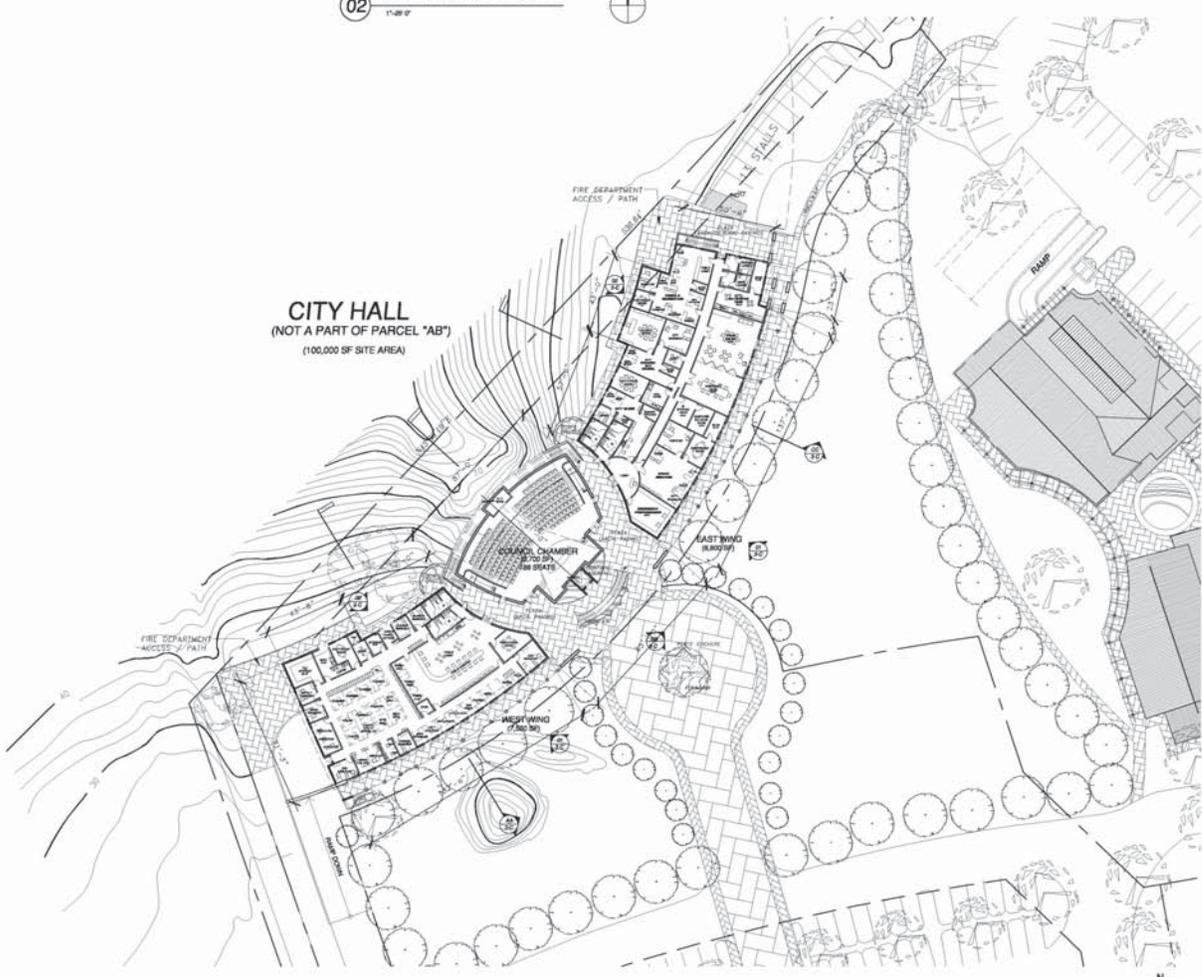
MAX. GROSS FLOOR AREA (100,000 SF TOTAL SITE AREA) = 20,000 SF
 F.A.R. - 20% LOT AREA = 20,000 SF
 TOTAL GROSS FLOOR AREA PROVIDED: = 20,000 SF

PARKING PROVIDED - PARCEL "C"	
PARCEL "C" - SURFACE PARKING	= 13 SPACES
PARCEL "C" - SUBTERRANEAN PARKING LEVEL	= 83 SPACES
TOTAL AVAILABLE PARKING SPACES	= 96 SPACES



02 SUBTERRANEAN PARKING PLAN
1"=20' 0"

02 LOWER LEVEL (STORAGE)
1"=20' 0"

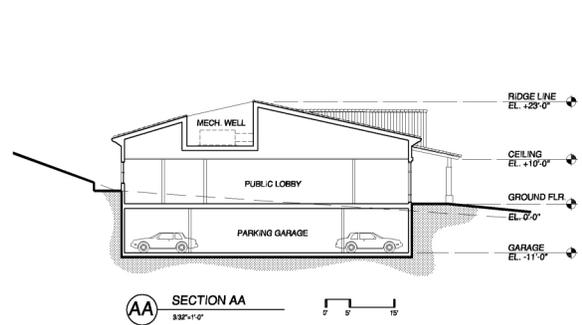


01 GROUND FLOOR PLAN
1"=20' 0"

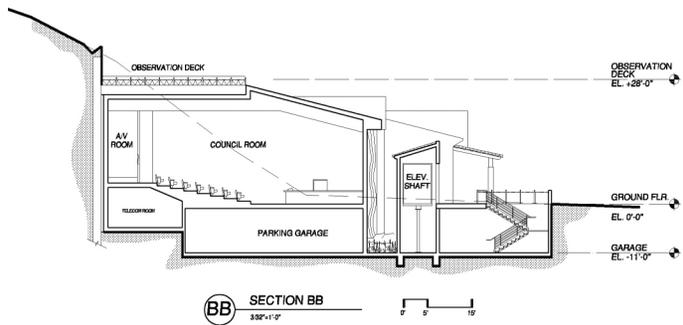
Source: Daniel Chudnovsky, A.I.A. Architects, Inc., December 12, 2005.



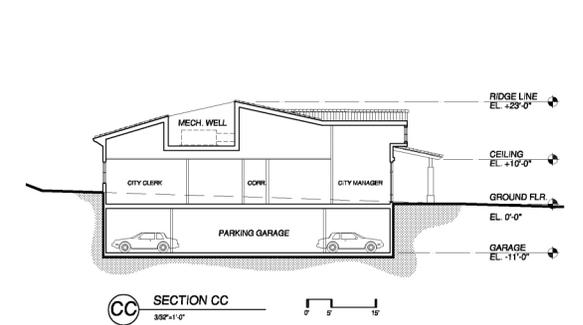
01 FRONT (SOUTH) ELEVATION
332'-11"



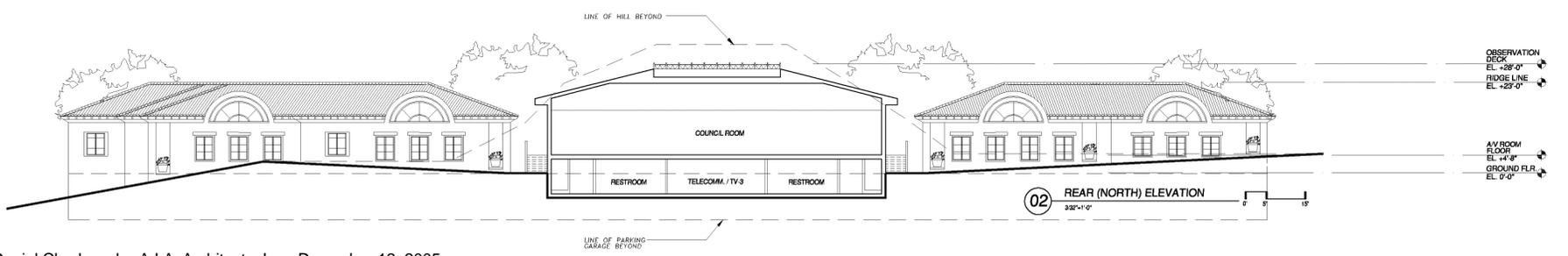
AA SECTION AA
332'-11"



BB SECTION BB
332'-11"

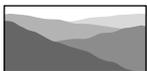


CC SECTION CC
332'-11"



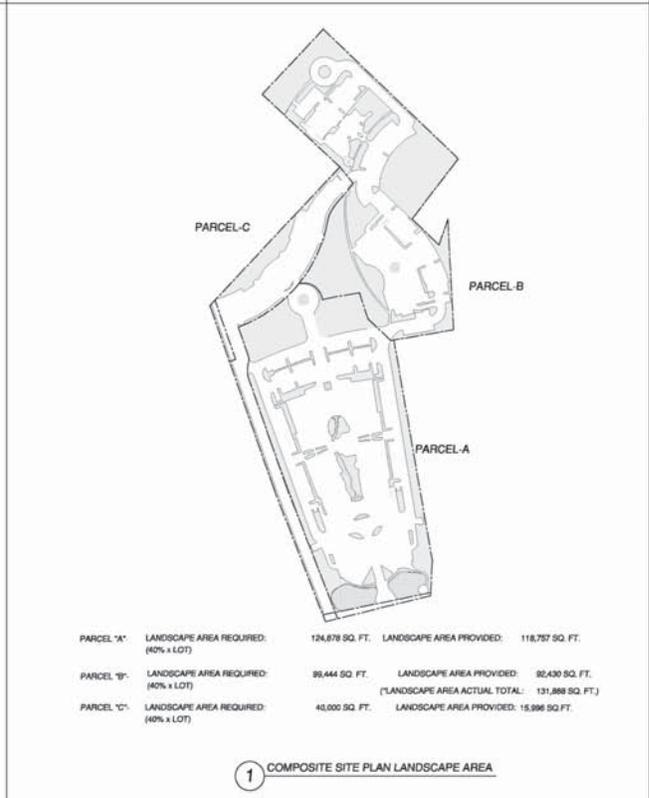
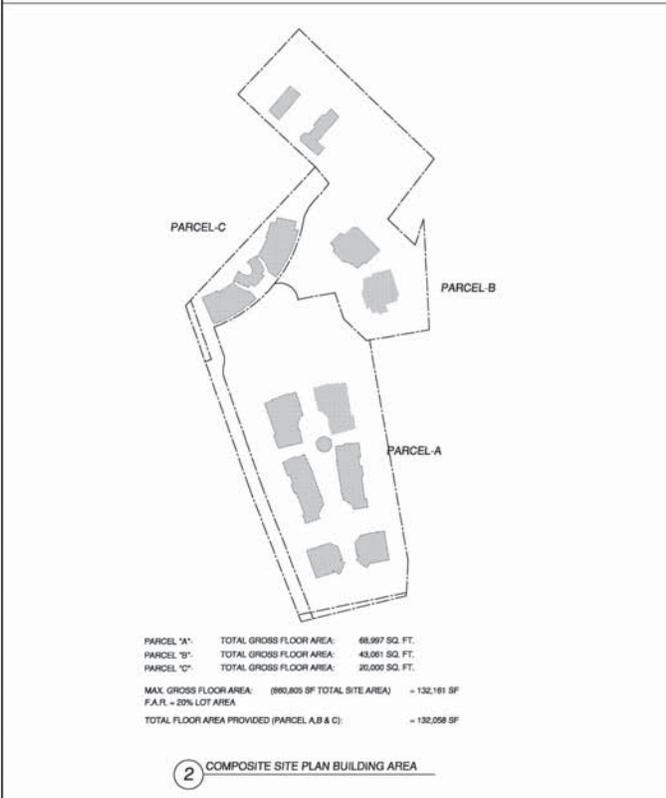
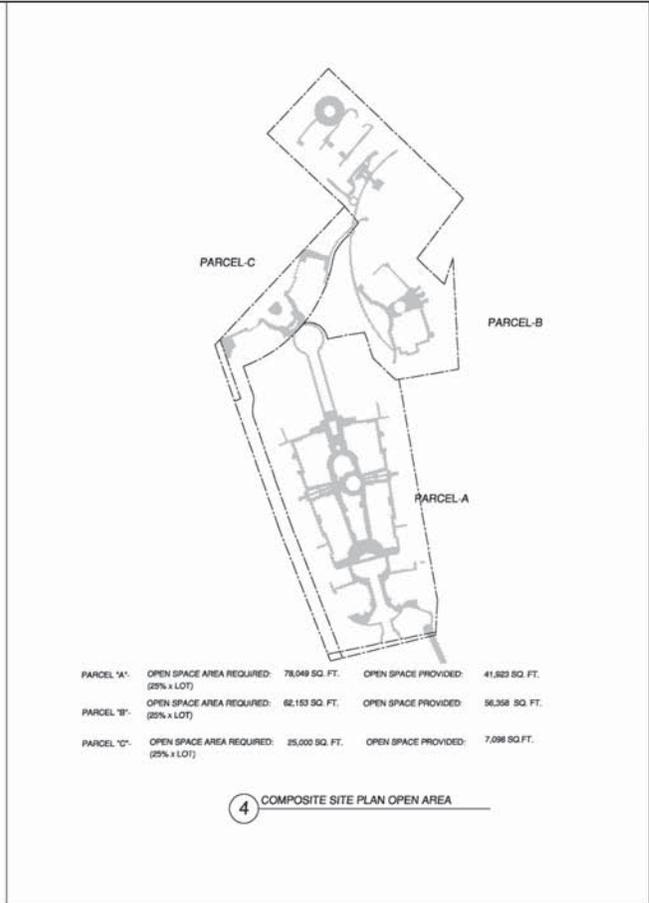
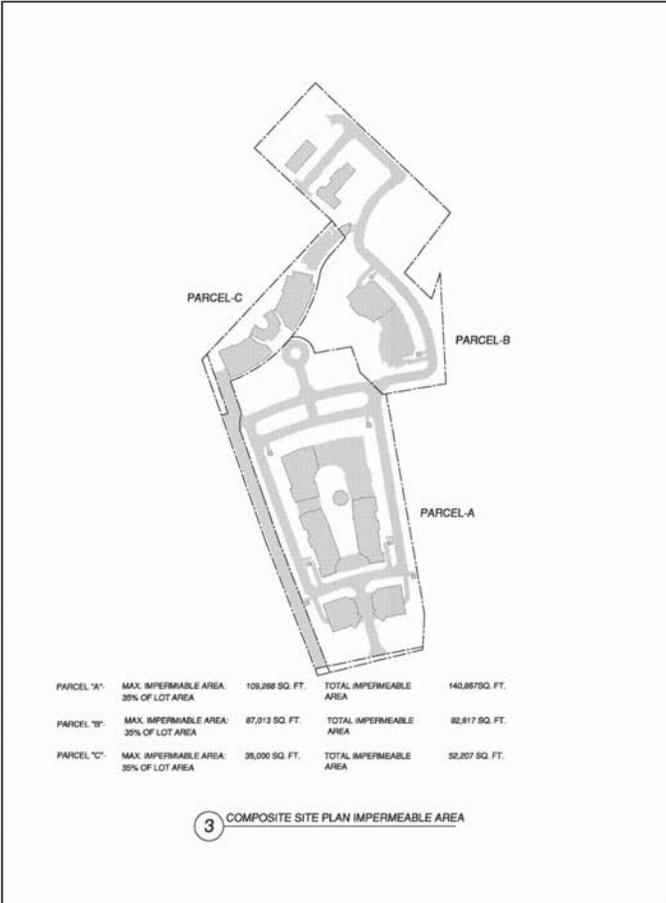
02 REAR (NORTH) ELEVATION
332'-11"

Source: Daniel Chudnovsky, A.I.A. Architects, Inc., December 12, 2005.



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Figure III-16
Conceptual Plan Elevations
Parcel C - City Hall Building



Source: Daniel Chudnovsky, A.I.A. Architects, Inc., December 12, 2005.



The Proposed Project design incorporates site amenities such as indigenous plant materials, water features, walkways, trails, plazas and other hardscape components. The proposed landscape plan would re-vegetate the site with plantings that reflect the Malibu and Santa Monica Mountain's coastal plant communities. Large canopy sycamores are proposed to soften the building elevations and complementing the Malibu Creek corridor. Coast live oak trees will be spotted throughout the Project Site along with ornamental flowering trees.

In addition, the Proposed Project will include a natural appearing water feature, which will also serve as a drainage course leading to the man-made wetland area proposed on the southern portion of the Project Site.

Pedestrian walkways, plazas and piazzas are proposed to be integrated through the development connecting larger open spaces where children can play or people can dine. These areas will be covered with decorative pavement. Overhead structures and trellises, supporting flowering vines, will be provided to enclose and frame outdoor spaces. Surface parking areas will have substantial landscaping for shade in the daytime will serve to shield illumination from spilling off-site onto neighboring properties.

A majority of the Project's irrigation water demands would be met using treated wastewater generated by the wastewater treatment system, as discussed below under the subheading Wastewater Management System Master Plan (WMSMP). The landscape plan and irrigation system identified in the WMSMP are specifically designed to achieve the evapotranspiration rates identified in the WMSMP. The City of Malibu has approved the Landscape Plans for the Proposed Project consistent with the landscape specifications identified in the WMSMP (See Appendix M). Final landscape plans would be required to be in substantial conformance with these landscape specifications.

GRADING/CONSTRUCTION PHASE

The Proposed Project is designed to conform to the existing topography and minimize landform alteration to the greatest extent feasible. Grading will be generally limited to involve remediation to address flood plain and potential liquefaction issues. Preliminary grading estimates for Parcels A, B and C are provided below in Table III-2. As shown in Table III-2, the estimated grading for all three parcels is anticipated to include approximately 43,920 cubic yards (cy) of cut and 22,831 cy of fill materials. Preliminary grading estimates for Parcel A indicate the development would necessitate approximately 23,099 cy of cut and 14,509 cy of fill, including 2,647 cy of cut as remedial grading. The grading plan for Parcel B would involve approximately 12,064 cy of cut and 5,397 cy of fill, including 771 cy of fill as remedial grading. The grading plan for Parcel C would involve approximately 8,757 cy of cut and 2,925 cy of fill, with no remedial grading. It should be noted, however, that these are rough estimates provided for analytical purposes only, as there are a number of physical factors influencing grading calculations that can not be determined at this time. Such factors include soil shrinkage (due to compaction), soil expansion (due to excavation/grading), soil remediation

(as warranted), and the amount of suitable fill materials encountered on the Project Site (import/export). ~~Complete grading plans identifying the existing and proposed grades, grading yardage, proposed subterranean parking, the limits and depths of removals under the structures and flatwork areas, and grading cross sections will be submitted to City Geotechnical staff for review prior to the Grading Plan Check stage.~~ The following preliminary estimates are thus only provided for analytical purposes to inform the decision makers of the extent of grading and feasibility of the proposed development.

**Table III-2
Preliminary Grading Estimates**

Grading Description	Parcel A		Parcel B		Parcel C	
	Cut (cy)	Fill (cy)	Cut (cy)	Fill (cy)	Cut (cy)	Fill (cy)
Raw Grading	23,099	14,509	12,064	5,397	8,757	2,925
Exempt Grading	19,429	3,952	6,290	1,096	6,353	548
Remedial Grading	2,647	0	0	771	0	0
Discretionary Grading	1,023	10,557	5,554	3,530	2,404	2,377
Total Discretionary (cut and fill)^a	11,580		9,084		4,781	
<i>^a Pursuant to Section 13.26 of the LCP/LIP, a variance and associated findings will be requested for grading in excess of the allowable grading quantities established in Chapter 8 – Grading Ordinance. Source: Jensen Design & Survey, Inc., March 23, 2006.</i>						

WASTEWATER MANAGEMENT SYSTEM MASTER PLAN (WMSMP)

The WMSMP prepared by Lombardo and Associates, Inc. dated April 1, 2008 describes a wastewater system and its operation for the Proposed Project that provides no net discharge to groundwater (see Appendix L). The WMSMP is intended to address the requirements of Title 22, Disinfected Tertiary Treatment Standards, of the State of California Health and Safety Code, the Los Angeles Regional Water Quality Control Board, and the City of Malibu regulations applicable to wastewater management systems and the reuse of treated wastewater. The WMSMP identifies a wastewater management system which includes wastewater collection, treatment, and reuse of treated wastewater to provide for the wastewater management needs of the Proposed Project, as well as to provide a source of non-potable water for reuse in commercial buildings (i.e., toilet flushing only) and within landscaped areas. Thus, the wastewater management system would effectively treat wastewater generated by the Proposed Project while minimizing potable water demand and environmental impacts through the reuse of treated effluent (generated by the wastewater system) for toilet flushing and landscape irrigation.

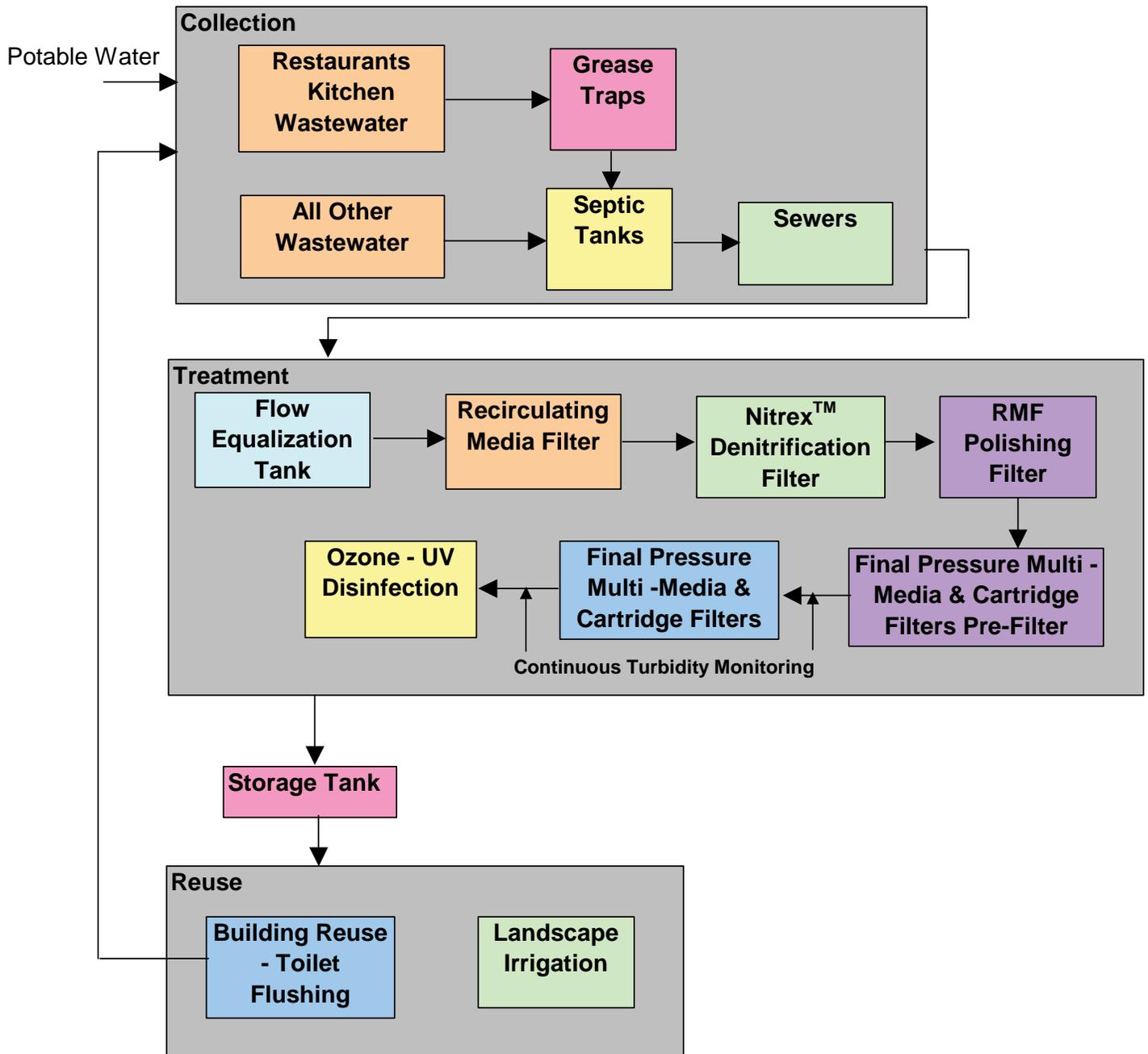
The maximum sustained daily wastewater flow from the wastewater treatment system is estimated at 24,700 gpd.¹ The wastewater system capacity is 28,000 gpd. The proposed design of the wastewater system would result in a net zero discharge to groundwater.² Specifically, 100% of the treated effluent from the wastewater system would be reused for landscape irrigation and toilet flushing purposes only. An effluent storage tank would be provided for seasonal periods when treated effluent generation is greater than the Proposed Project water demand (for landscape irrigation and toilet flushing). The effluent storage tank would provide for 76 days of recycled water storage at the design dispersal rates. The proposed storage volume of the effluent storage tank is 800,000 gallons. For seasonal periods when treated effluent generation is less than landscape irrigation water demands, an additional source of potable water would be required. Table III-3, below, provides a summary of the proposed components and technology for the proposed WMSMP. Figure III-18 on page III-28 presents a conceptual process flow diagram of the proposed wastewater system.

Table III-3
Proposed Project Wastewater Management System

Wastewater Component	Technology
Collection	Grease Traps, Septic Tanks & Effluent Collection System.
Treatment	Title 22 Compliant System using recirculating synthetic media filters, Nitrex™ denitrification filter and UV – Ozone disinfection with influent equalization storage.
Reuse – in buildings	Dual piping (purple pipe system) to convey treated wastewater to restrooms for reuse (flushing toilets).
Reuse – in landscape irrigation	Drip irrigation system, with some spray irrigation.
Storage Tank	Discharge flow storage tank for effluent storage during seasonal low
<i>Source Lombardo and Associates, Inc., Wastewater Management System Master Plan (Table 2.14), July 2008, and Christopher A. Joseph and Associates, Inc., July 2008.</i>	

¹ City of Malibu Hydrogeology Review Sheet (Comment #11), June 26, 2008 (See Appendix M).

² Should the system operate outside of its specifications, “off-specification” wastewater would be discharged through a subsurface drip irrigation system for up to 20 days, consistent with The California Code of Regulations, Title 22, Division 4, Chapter 3, Article 10, Section 60341(b); Soil leaching with treated wastewater or potable water would occur to flush out the accumulated salts resulting from evapotranspiration of the irrigation water, consistent with Section 2.12 (Salt Leaching and Nutrient Management) of the WMSMP.



Source: Lombardo Associates, Inc., Wastewater Management Master Plan, July 7, 2008.



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Figure III-18
Malibu La Paz Development Wastewater
Treatment System Process Flow Diagram

Unless otherwise noted, the following summary of the proposed wastewater treatment system shown in Figure III-18 is excerpted from the WMSMP prepared by Lombardo Associates, Inc., dated July 7, 2008 (see Appendix L):

Collection. This would include grease traps, septic tanks, and the associated effluent collection system sized based on the L.A. County Plumbing Code Table K-3 design flows associated with the buildings they would serve (see Appendix L, Table 2-16 for grease trap and septic tank sizes). Each septic tank would have duplex pumps to pump septic tank effluent to the wastewater treatment site through a 2-inch pressure pipe. A 3-inch pipe would be used where more than two septic tank effluent pipes converge.

Treatment. A 28,000 gallon flow equalization tank is included in the process to ensure as steady a flow through the treatment system as possible. Normal peaks in daily flows would result in rising levels within the tank rather than spikes in flow thorough the treatment system. During nighttime and other low demand periods, the equalization tank would empty (see Appendix L Section 2.6.2 for flow equalization tank sizing). The recirculating media filter (RMF) treatment systems require recirculation tanks in addition to treatment units. The first stage RMF is sized based on flow and expected wastewater strength. The recirculation tank provides sufficient contact time between the treated RMF effluent and the influent wastewater to facilitate partial denitrification and dilute the strength of the incoming wastewater. The effluent flow from this tank is controlled by a recirculating ball valve. The valve maintains the operating level in the tank by allowing increasing flow out as the level in the tank rises. This results in an operating range above the hydraulic capacity of the tank. The key design criteria for this tank is hydraulic residence time (HRT) (see Appendix L, Section 2.6.3 for tank sizing). The design residence time plus operating and surge volume allowances results in a design HRT of 1 day.

The first stage RMF is designed based on the loading rate, measured in gpd/ft² of footprint area. For high strength restaurant flow, the loading rate is 10 gpd/sf. For office and retail establishments, the loading rate is 20 gpd/sf. The design loading rate is the flow-weighted average of these two loading rates, which results in 15 gpd/ft² (see Appendix L for flow split and influent water quality determinants of loading rate, as well as the design criteria). A NitrexTM denitrification filter of up to 8 NitrexTM 15,000 gallon units may be required to ensure complete denitrification. The NitrexTM denitrification filter can be utilized as a wetland system and thereby achieve additional treatment and aesthetic improvements.

The second stage RMF is a polishing filter. These filters would be used primarily for biological oxygen demand (BOD) and total suspended solids (TSS) removal and final ammonia removal. There may be some small amount of nitrification in these filters, as the first stage would remove nearly all of the ammonia. As such, the recirculation volume requirement is significantly lower. The second stage RMF has a design loading rate of 75 gpd/sf. This loading rate was used to calculate the number of 100 ft² RMF treatment units needed to polish the NitrexTM effluent to the quality needed for feed into the

disinfection system. (see Appendix L Section 2.6.6 and 2.6.7 for design criteria and sizing calculations).

Two identical filtration systems would be used to ensure turbidity levels are within permit/reuse requirements prior to disinfection. The pre-and final filters would consist of: 1) Multi-Media pressure filter – at 5 gpm/sf; and 2) Dual Micron Filters (Cartridge or Backwashable) 10 microns and 5 microns, respectively, or other state of California Department of Public Health approved filter. The disinfection system would consist of an ozone and an ultraviolet UV system. The UV system would provide disinfection in accordance with the “Ultraviolet Disinfection Guidelines for Drinking Water and Water Reuse,” Second Edition, dated May 2003. The ozone system would inject up to 40 ppm of ozone into the wastewater with an approximate 5 minute contact time. All units are sized based on design flow rate. The disinfection system would be sized for an average flow rate of 18 gpm (28,000 gpd), with the capability of treating peak flows up to 25 gpm (36,000 gpd). The second stage recirculation tank would have an integral pump station that feeds the disinfection system at a steady flow rate.

Storage Tank. The storage tank for treated wastewater would be sized for the extreme rainfall events of the mid 1990’s and would provide for 76 days of recycled water storage at the design dispersal rate. The wastewater generation rate during winter months (when most rainfall occurs) would be expected to be less than the design rate. The storage tank is sized at 800,000 gallons and would be located under the parking area, just north of Building 6.

Reuse. Treated wastewater effluent would be used for toilet flushing via a dual plumbing system (purple pipe) and landscape irrigation via drip irrigation, with some spray irrigation. The drip and spray irrigation system average application rate would be 0.063 inches/day (0.039 gpd/sf). Drip irrigation of Title 22 Disinfected Tertiary Treated Wastewater would occur at approximately 6 – 8 inch soil depth. Drip dispersal of “off-spec” wastewater, as discussed above, would occur with a redundant parallel drip dispersion system at 24 to 30 inches, unless the LARWQCB allows the shallow drip system to be used for both purposes. Automatic valves would be activated to direct treated wastewater to the lower drip irrigation system when continuous turbidity measurements or total coliform laboratory results indicate Department of Public Health standards for unrestricted water reuse are not being met.

The non-potable, treated wastewater, would be conveyed in purple pipes with appropriate backflow preventors as required by Title 22 regulations to avoid connection to the potable water supply. No reuse of the non-potable, treated wastewater within restaurant bathrooms has been included within the WMSMP. The WMSMP also includes odor control features, electrical controls and monitoring, reliability features for each unit process including an emergency generator, and a performance monitoring plan. Site plans of the proposed wastewater system showing the dispersal areas and the landscape areas are presented in Section V.I.4 Public Utilities – Wastewater.

ONSITE WASTEWATER DISPOSAL SYSTEM

The proposed on-site wastewater treatment system (OWTS) design is intended to effectively treat and dispose wastewater generated by the Proposed Project while minimizing impacts to the greatest degree feasible. The proposed OWTS includes a network of underground wastewater treatment septic tanks proposed designed to effectively remove solids, and floatable oil and grease, and other water quality related containing materials from the waste stream prior to discharging effluent on site. The effluent would be processed to tertiary treatment levels and would meet the minimum requirements of the City of Malibu Uniform Plumbing Code and disposed into a system of leach fields proposed beneath the surface parking lots. Consistent with the City of Malibu regulations requirements for on-site septic systems, the Applicant/Operator will be required to prepare an operations and maintenance manual prior to final plan check approval, and a maintenance contract will be executed between the property owner and an entity qualified in the opinion of the City of Malibu to maintain the proposed alternative onsite wastewater disposal system OWTS. (WDR)

The proposed OWTS is designed to treat the sewerage for Parcels A, B and C independently within three separate systems. The proposed OWTS is an integrated system which will serve all development on the site. for Parcel A includes three septic tanks; a 5,000 gallon Xerxes fiberglass septic tank will pre treat the serving the sanitary waste flow, from Buildings 1 and 2, and two 15,000 gallon Xerxes fiberglass septic tanks serving Buildings 3 through 6. Kitchen waste from the proposed restaurant uses will be processed through two 20,000 gallon Xerxes fiberglass grease interceptors prior to entering the septic tanks. Waste flow from all three septic pre treatment tanks will flow to an 12,000 gallon equalization tank prior to being distributed into five micro fast Fast treatment units. Treated effluent will then feed into a 2,000 gallon Xerxes fiberglass disinfection/ recirculation tank. Disinfection of the effluent will be performed using After circulating through a chlorine tablet feeder unit and dechlorination tablet feeder, unit, the treated and disinfected effluent will enter several a 12,000 gallon Xerxes fiberglass dosing/surge tanks from which where it will ultimately be pumped into a series of ten leach field zones positioned within the surface parking areas within Parcel A.

The proposed OWTS for Parcel B includes one 25,000 gallon Xerxes fiberglass septic tank serving the sanitary waste flow from Buildings 8, 9 and 10. Waste flow from the septic tank will flow to a 10,000 gallon recirculation tank prior to being distributed into four Advantex AX 100 textile treatment units. Secondary treated effluent will then feed into a 2,000 gallon Xerxes fiberglass disinfection/recirculation tank. After circulating through a chlorine tablet feeder unit and dechlorination tablet feeder unit the treated and disinfected effluent will enter a 10,000 gallon Xerxes fiberglass dosing/surge tank where it will ultimately be pumped into a series of five leach field zones positioned within the surface parking areas within Parcel B.

The proposed OWTS for Parcel C includes one 12,000 gallon Xerxes fiberglass septic tank serving the sanitary waste flow from Buildings 1, 2 and 3. Waste flow from the septic tank will flow to a 4,000

~~gallon pre-cast concrete recirculation tank and circulated through two Advantex AX-100 textile treatment units. After circulating through a chlorine tablet feeder unit, chlorine contact chamber, and dechlorination tablet feeder unit, the treated and disinfected effluent will enter a 4,000-gallon pre-cast concrete dosing/surge tank where it will ultimately be pumped into a series of four leach field zones positioned within the easterly surface parking area on Parcel C.~~

~~The subsurface drip disposal will be performed using a GoeFlow® Wasteflow® Subsurface subsurface Drip drip Systemssystem. The Wasteflow® Drip System disposes of effluent below the ground surface through ½ inch pressurized pipes. The treated wastewater will then flows to a 50,000-gallon Dosing Surge Tank, and is then pumped to multiple dosing tanks, which then distribute the effluent to the pumped to the dispersal fields shown on the Site Plan (see Figure III 3). Disposal will be controlled using headworks systems and solenoid valves.~~

WATER DISTRIBUTION

The Draft EIR identified the need for water mains and on-site water distribution infrastructure in order to adequately serve the Project Site. These infrastructure improvements consist of a connection to the existing 12-inch water main located in the centerline of Civic Center Way using a “T” off from that main and extending new water mains onto and within the Project Site to serve hydrants throughout the project in accordance with the provisions of the Los Angeles County Fire Code (Title 32) and the specifications listed in the Existing Fire Department Fire Flow/Hydrant Location and Access approvals. Specifically, final plans shall be consistent with the Revised Fire Flow Approval, as issued on February 27, 2007 (See Figure V.J-2 Fire Accessibility Site Plan). Final plans shall meet the Fire Department fire flow requirements of 2,625 gallons per minute at 20 pounds per square inch (psi) for a duration of 2 hours. Both on-site and off-site water system facilities and infrastructure are required to be constructed, as described in Section V.I.3 Public Utilities – Water, of this EIR under the subheadings project impacts, cumulative impacts, and mitigation measures. This referenced infrastructure will assure adequate water pressure and supply for the Proposed Project.

III. PROJECT DESCRIPTION

D. PROJECT APPROVALS REQUIRED

In order to construct the Proposed Project, the Applicant will need to procure the following approvals and/or permits from the appropriate responsible and regulatory agencies.

CITY OF MALIBU

Certification of the Environmental Impact Report

Prior to taking an action on whether to approve the Proposed Project, the City of Malibu, as Lead Agency, must certify the Final EIR. In accordance with CEQA Guidelines Section 15090, prior to approving a project, the lead agency shall certify that: (1) the Final EIR has been completed in compliance with CEQA; (2) the Final EIR was presented to the decision-making body of the lead agency and that the decision-making body reviewed and considered the information in the EIR prior to approving the Proposed Project; and (3) the Final EIR reflects the lead agency's independent judgment and analysis.

Discretionary Requests

The Applicant is requesting that the following discretionary actions be approved as part of the Proposed Project:

- A. Coastal Development Permit:** In accordance with §13.3 of the Malibu Local Coastal Program (LCP) Local Implementation Plan (LIP), the project will require a Coastal Development Permit. The demolition of several existing un-permitted structures onsite is also included in the proposed scope of development. In addition to the development of buildings, landscaping, drainage devices, the wastewater management ~~septic~~-system, roadways, etc., a Coastal Development Permit shall be required for the proposed lot line adjustment and land division between the two existing parcels in order to modify the existing parcel boundaries from their existing locations as depicted on the project survey to those boundaries depicted on the project site/grading plan prepared by Jensen design and survey dated 3/23/2006. The Applicant proposes to dedicate the newly created lot in fee as part of the consideration listed in the project Development Agreement. The newly created 2.3-acre lot will be conveyed to the City of Malibu for the purposes of constructing a new City Hall Building thereupon. The dedication shall be offered in consideration of furthering the public benefits required under section 3.8(5) (f) of the Malibu Local Coastal Program and shall be conditioned upon execution and acceptance of the Development Agreement and the applicant obtaining all project approvals necessary to begin construction.

- B. Local Coastal Program Amendment:** Pursuant to Section 3.8(5) (e) of the LIP, an LCP Amendment is required for the project given that the project exceeds the permitted 0.15:1 Floor Area Ratio (FAR) for the Civic Center Area. In accordance with said section, an FAR of up to 0.20:1 is permitted pursuant to §5.17 of the LUP and §3.8(5) (e) of the LIP, with approval of an LCP Amendment by the City of Malibu and the California Coastal Commission.
- C. Development Agreement:** The proposed development agreement requires an amendment to the LCP. In addition, a LCP Local Implementation Plan (LIP) Text Amendment amending Section 3.8 (Commercial Development Standards) to include Section 3.8.C (Commercial Custom Development Criteria) establishing the Town Center Overlay is also required. A development agreement is currently in the process of being finalized as between the City of Malibu and the Applicant. Section 5.18 of the LUP and §3.8(5) (e) of the LIP, require that projects proposing Floor Area Ratios of greater than 0.15:1 are processed in accordance with either a Development Agreement (DA) or as a Planned Development (PD). In either case, the DA or the PD must also be subsequently approved by the City and the Coastal Commission as an LCP Amendment. ~~In both cases (PD or DA), the need for variances, minor modifications, or other deviations from LCP standards are rendered unnecessary by the processing of either the PD or DA.~~ The Applicant proposes to utilize a Development Agreement in conjunction with an LCP Amendment as an entitlement vehicle, ~~as opposed to a Planned Development with Zone Text Amendment.~~
- D. Subdivision Map Act:** The Applicant proposes to create and dedicate to the City “Parcel C” (2.3 acres) as depicted on the project plans. The creation of this third parcel constitutes a subdivision of land for purposes of the Subdivision Map Act because a third parcel is being created where only two existed previously; however, the subdivision is exempt from parcel map requirements pursuant to §66428(a)(2) as a conveyance of land to a public agency. A dedication will still be required; however, a parcel map will not be. The Coastal Act however, is an independent state law and the subdivision does qualify as “development” in accordance with Section 30106 of the Public Resources Code. Thus, the Coastal Development Permit for the Project shall include in its description of approved development, the processing of a subdivision of land for purposes of public dedication.
- E. Lot Line Adjustment/~~Parcel Configuration:~~** The property is currently comprised of two lots, zoned Community Commercial. Existing Parcel A (APN#4458-022-023) is ~~6.3~~ 6.22 ~~6.43~~ acres and is proposed to be increased in size (via LLA) to 7.2 acres. Existing Parcel B (APN#4458-022-024) is ~~9.97~~ 8.82 acres and is proposed to be decreased in size (via LLA) to 5.7 acres. The remaining 2.3 acres will be ~~dedicated~~ conveyed to the City of Malibu, thus creating Parcel C, whereupon the City Hall will be located.

F. Zone Text Amendment: - A Zoning Text Amendment (ZTA) would be required to amend Malibu Municipal Code (M.M.C.) Title 17 (Zoning), adding a new chapter, Chapter 17.43 (Custom Development Criteria – Commercial) establishing development standards for the Town Center Overlay District.

STATE OF CALIFORNIA

California Coastal Commission

Pursuant to Section 30519 of the California Coastal Act, after a Local Coastal Program (LCP) has been certified, the development review authority is delegated to the local government that is implementing the LCP. Therefore, ~~no~~ discretionary approvals or permits ~~are~~ required from the California Coastal Commission, would only include the adoption and certification of the LCP Amendment and the Development Agreement, ~~unless the project is appealed on the grounds that the proposed development is not in conformance with the LCP.~~

REGIONAL RESPONSIBLE AGENCIES

Los Angeles Regional Water Quality Control Board (LARWQCB)

California Department of Transportation (CALTRANS)

The proposed on-site wastewater ~~treatment~~ system (~~OWTS~~) is subject to the Waste Discharge Requirements of the Los Angeles Regional Water Quality Control Board (LARWQCB) for private sewage disposal systems serving, or proposed to serve, commercial buildings. A Caltrans encroachment permit will be sought for all improvements planned within Caltrans' right-of-way.